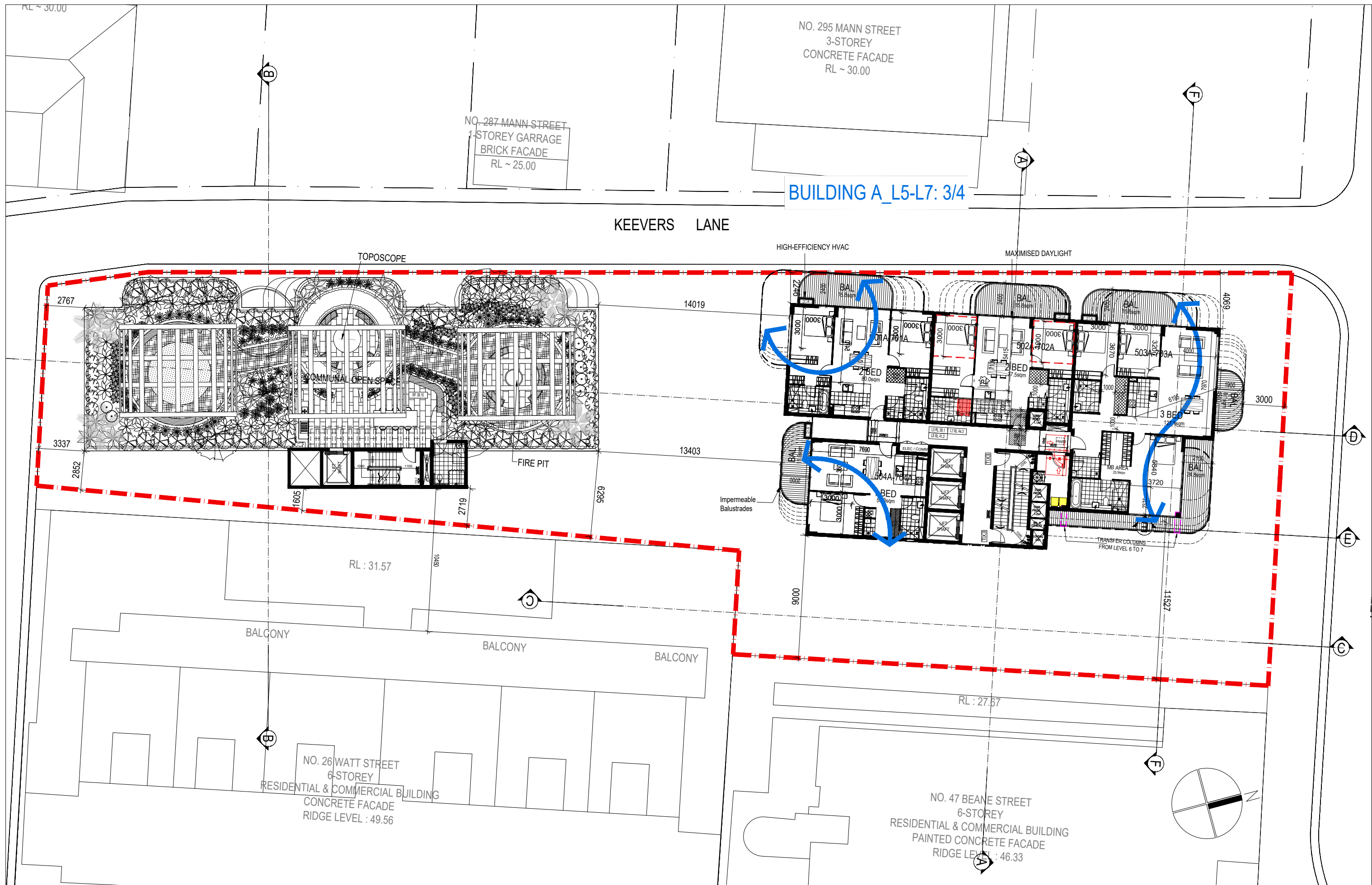




Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DESIGNER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.		LEVEL 5-7 VENTILATION DIAGRAM	MING TIAN REAL PROPERTY PTY LTD	body plnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		1:125 @ A1 1:250 @ A3	JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025											
C	FINAL PRESENTATION	ZS	27/05/2025											
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025											
E	DA LOGGED	YW	08/2025											
F	FINAL SUBMISSION	ZS	27/03/2026											

Plot Style

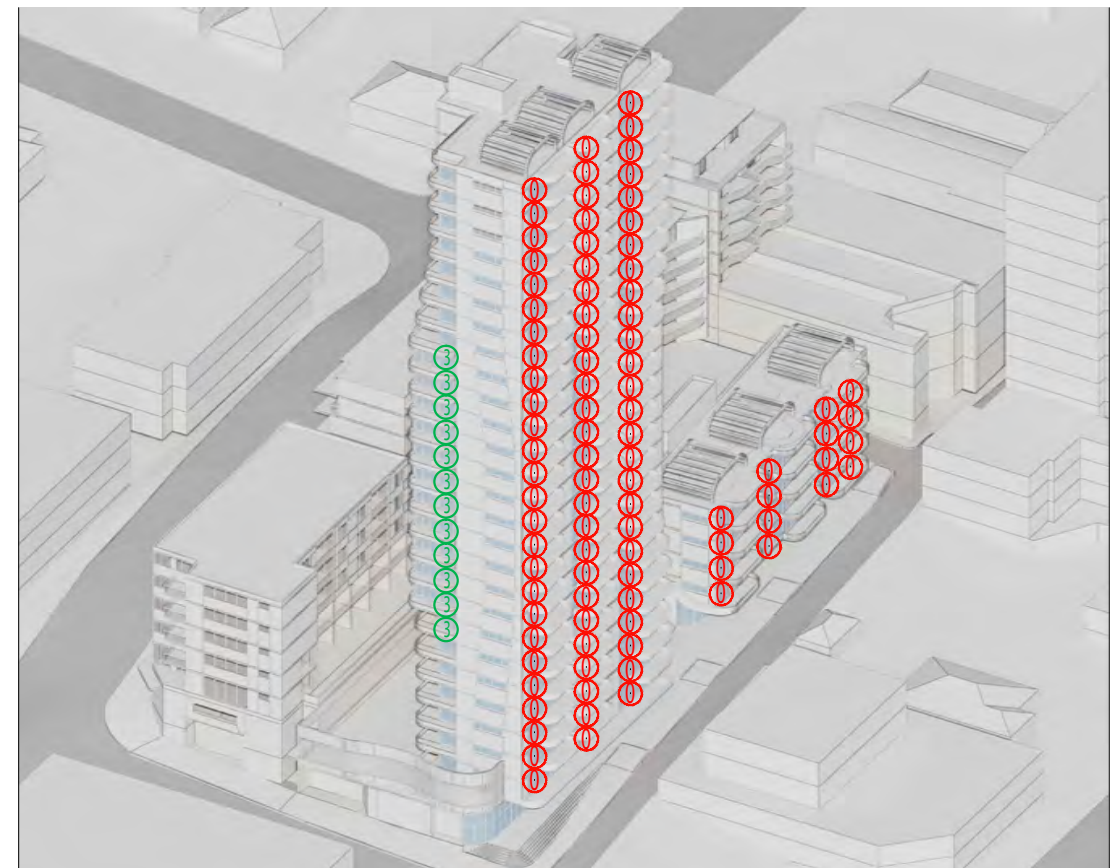
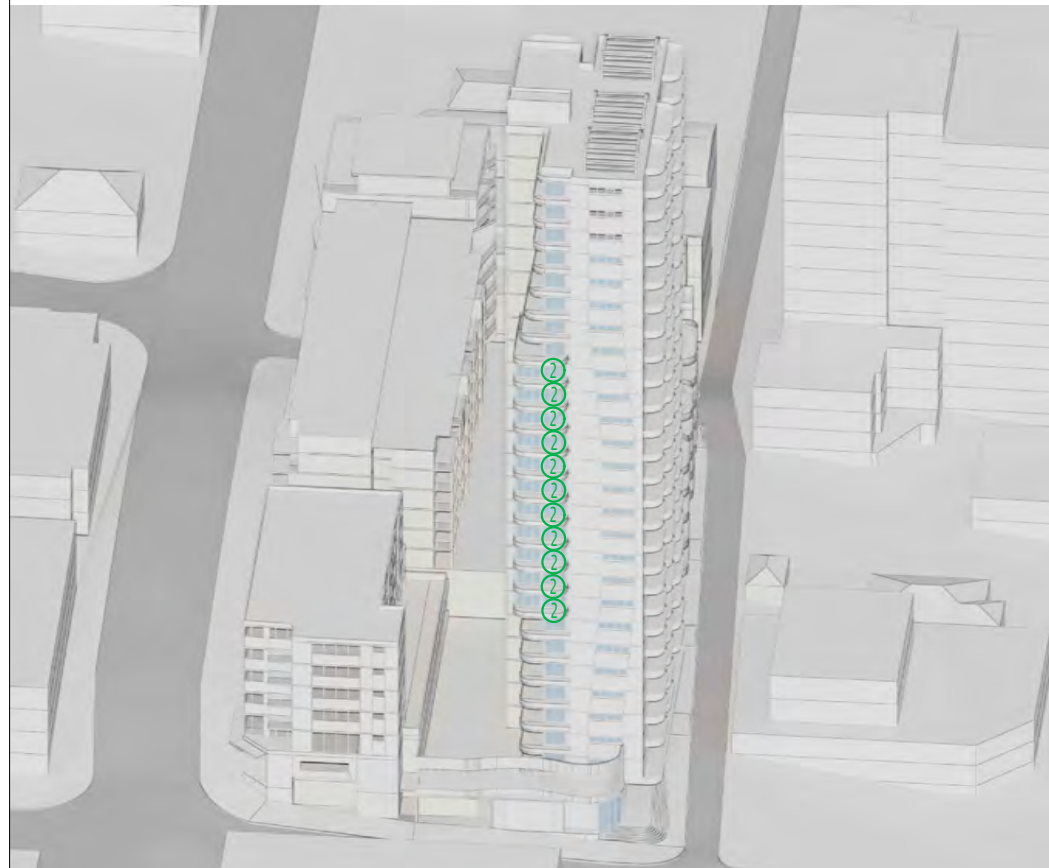
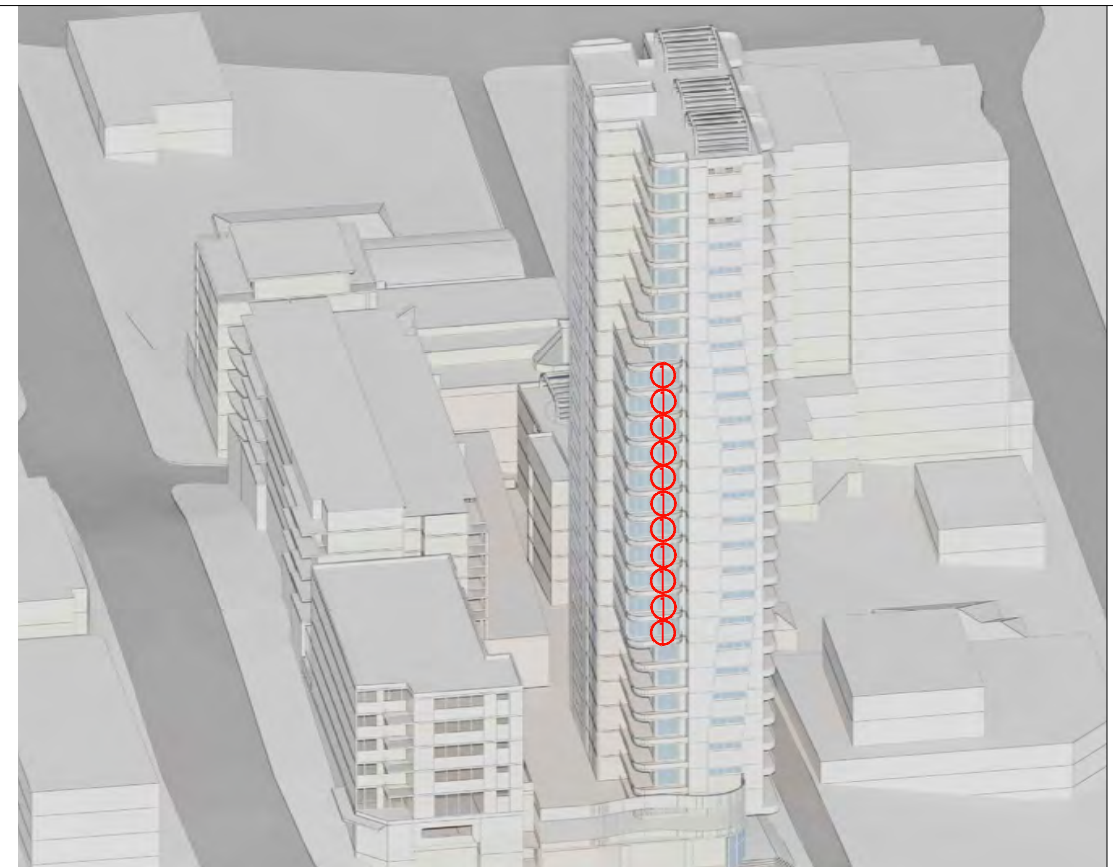
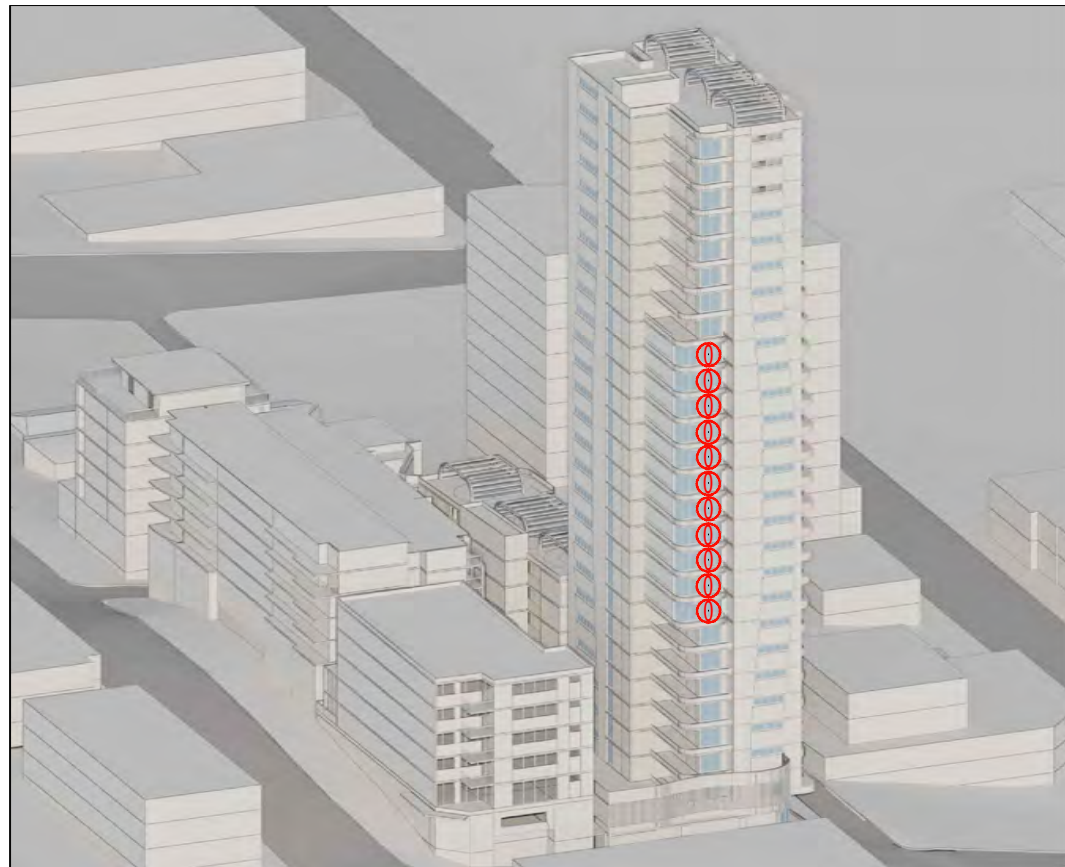
TOTAL_A1_PLOT_STYLE

Project no. 1081

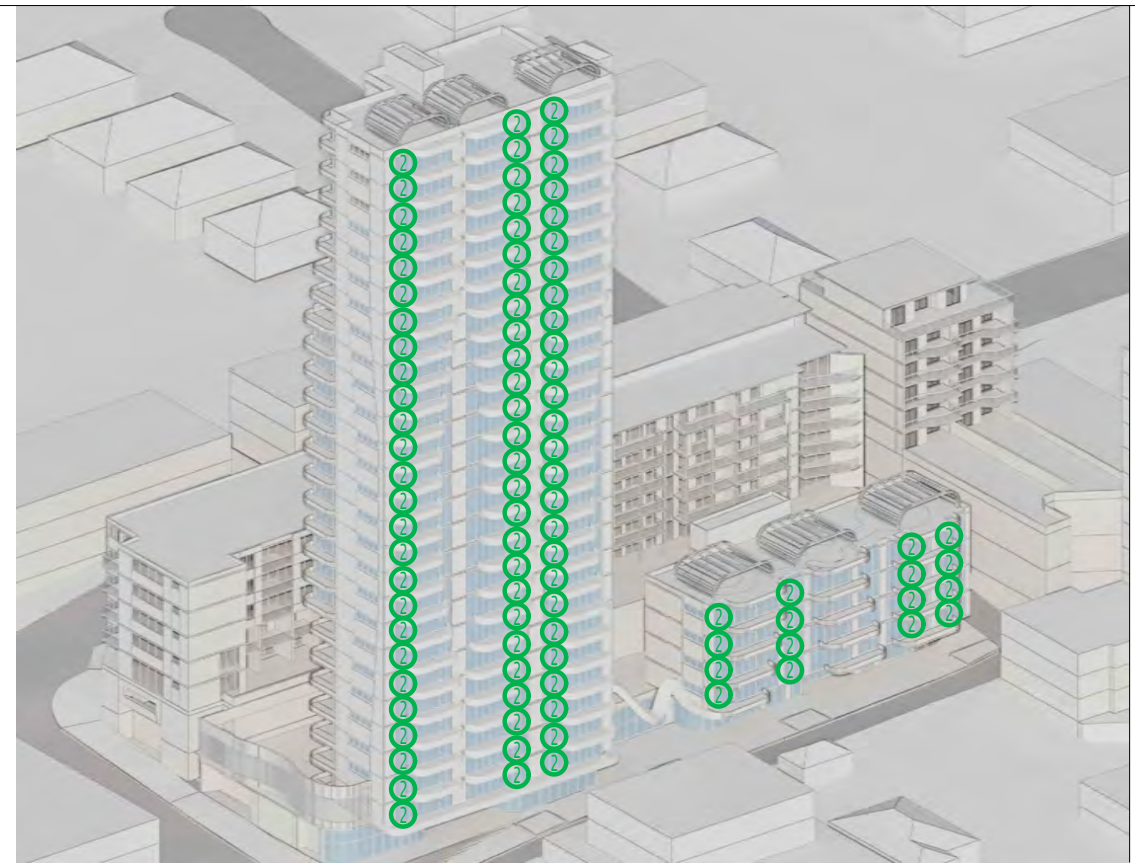
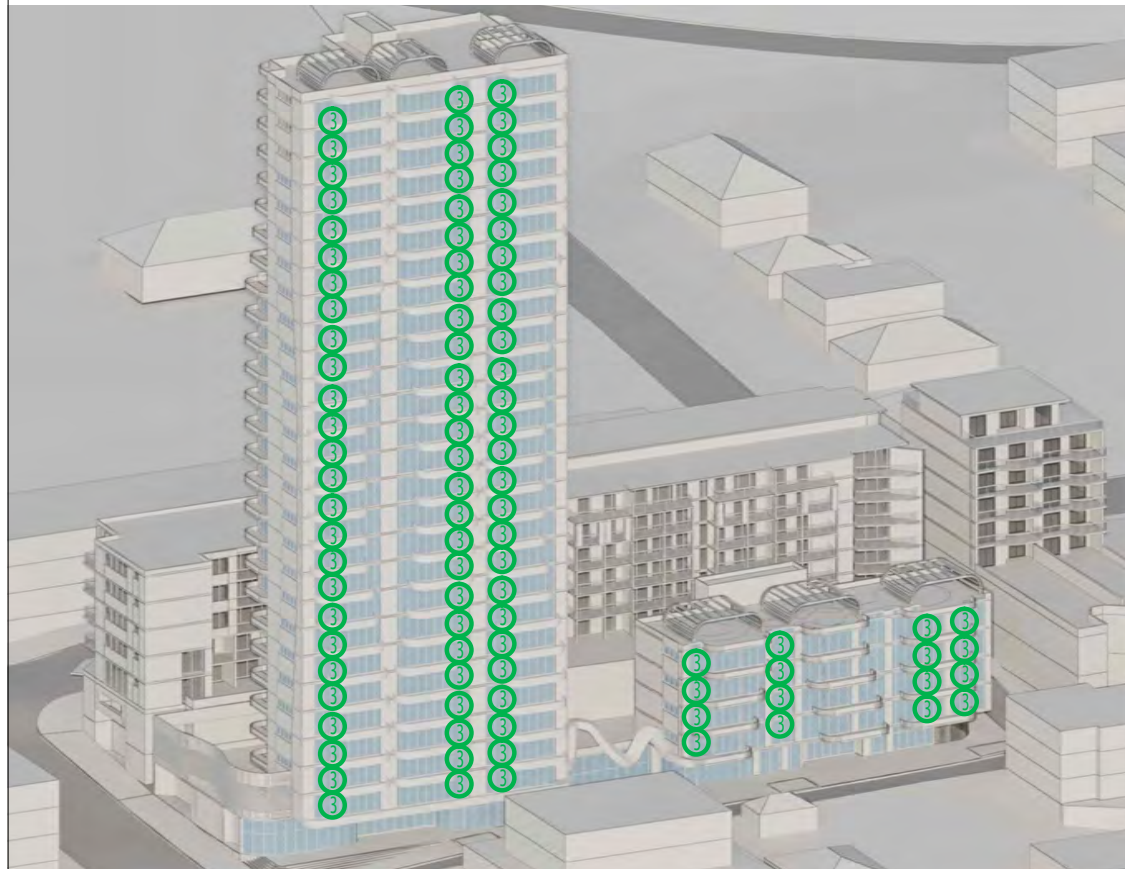
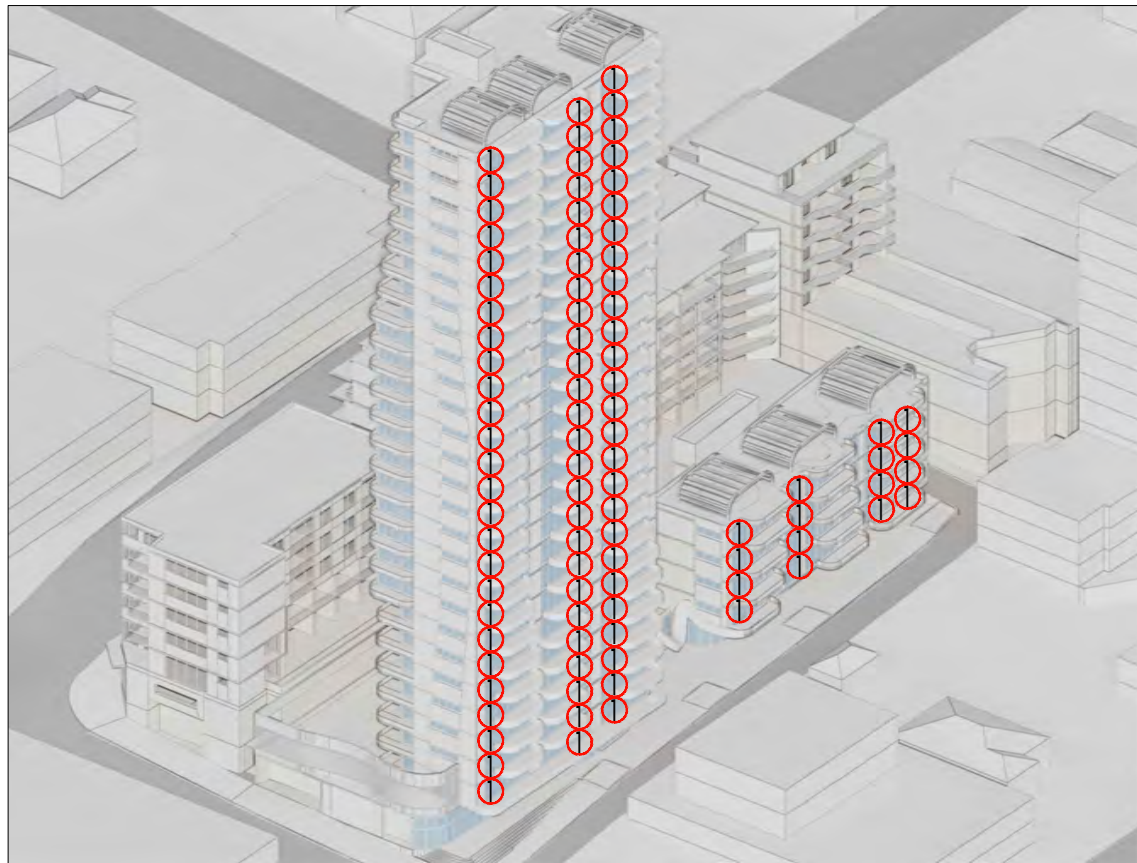
Drawing no. A703

Drawn YW

Drawing status DA SUBMISSION



Rev	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/02/25	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT BE USED FOR ANY WORK UNLESS THEY PROVIDE THE BASIS OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH LOCAL COUNCILS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONTRACTORS THAT THE DIMENSIONS AND LOCATIONS OF THE FIGURED DIMENSIONS WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS"	"THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING SMALLER SCALE ARE NOT MEANT TO BE USED FOR ANY OTHER PURPOSES. THE DIMENSIONS OF THE DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES."		3D SOLAR DIAGRAM - 1 WINTER SOLSTICE	MING TIAN REAL PROPERTY PTY LTD	body pctrns P.O. Box 968, Melbourne VIC 3001 Tel: 03 9576 2222 Fax: 03 9576 2222 www.pctrns.com.au	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		Drawing title 3D SOLAR DIAGRAM 1 Project no.: 1081 Drawing no.: A720 Drawn YWW Drawing status DA SUBMISSION	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025										
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	05/02/25										
E	DA LODGED	YW	08/02/25										
F	FINAL SUBMISSION	ZS	27/03/2026	Plot Style C:\Users\jw\OneDrive\Desktop\DWG-PLT-C026.dwt	"THESE DOCUMENTS ONLY ARE WORDS BASED IT IS NO A RESULT OF THE E&B DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE OVERSEAS TRUST TOGETHER."	(C)							



JUNE 21 @ 2PM

ADG REQUIREMENT:

Objective 4A-1

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter

TOTAL COMPLIANCE CALCULATION

104 UNITS OUT OF 130 ACHIEVES 2-HOUR SOLAR ACCESS

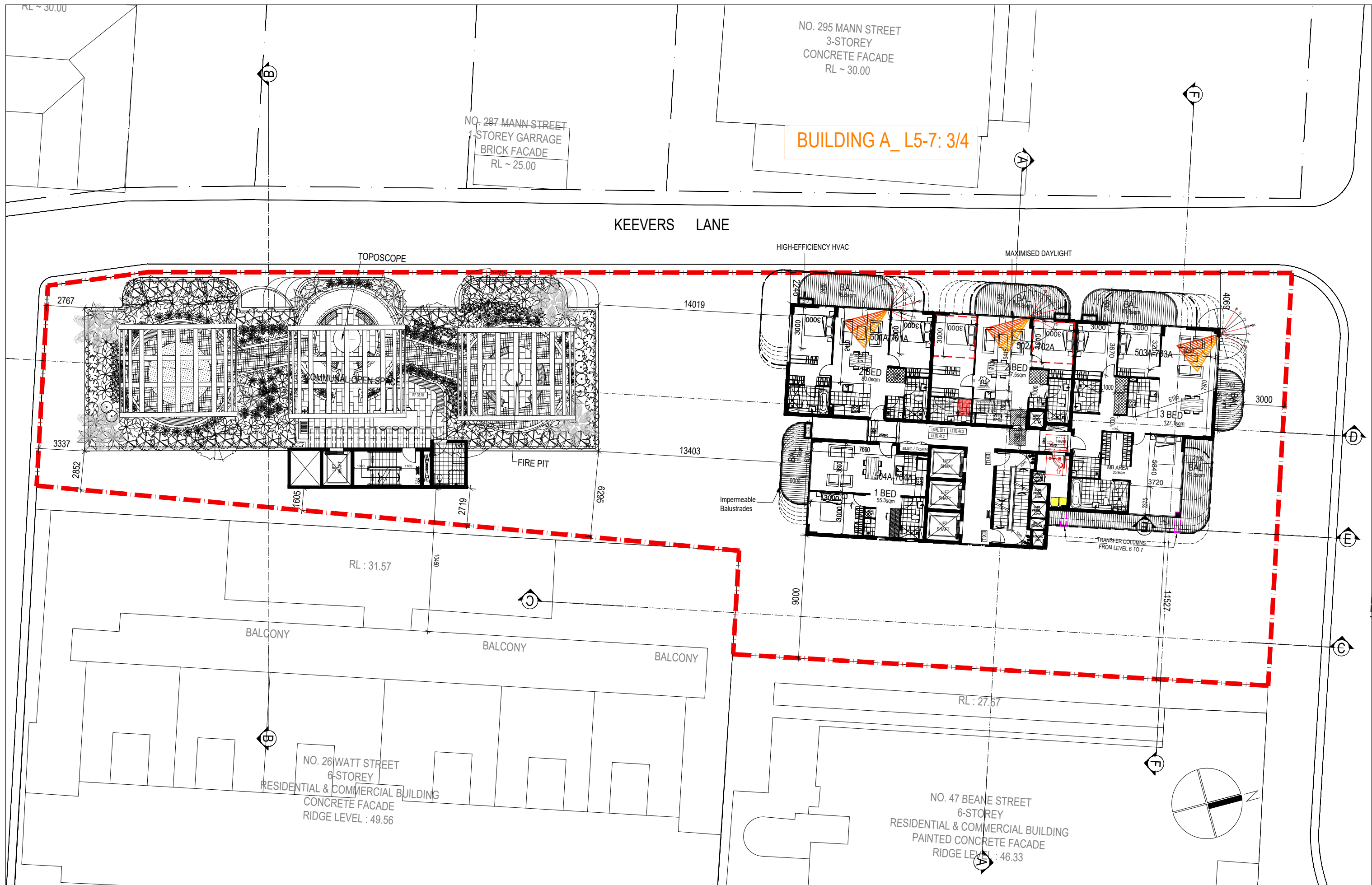
PERCENTAGE: 80.0% (COMPLIANT)

0 UNITS OUT OF 130 HAS NO DIRECT SUNLIGHT

PERCENTAGE: 0%

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE. NO NOTICE OF ANY MISTAKE OR ERROR IN THE PROPOSED DEVELOPMENT AND NO CONSIDERATION OF THE PROPOSED DEVELOPMENT BY THE DEVELOPER OR ITS ADVISORS, AGENTS OR CONSULTANTS THAT THE DRAWINGS ARE A REPRESENTATION OF INDEMNITY BY THE DEVELOPER OR ITS ADVISORS, AGENTS OR CONSULTANTS THAT THE DRAWINGS ARE FINAL, NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	WHERE ANY DISCREPANCY EXISTS BETWEEN FURNISHED AND AS-BUILT CONDITIONS, THE FURNISHED DIMENSIONS SHALL PREVAIL. SUBSECTOR TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS.			MING TIAN REAL PROPERTY PTY LTD					





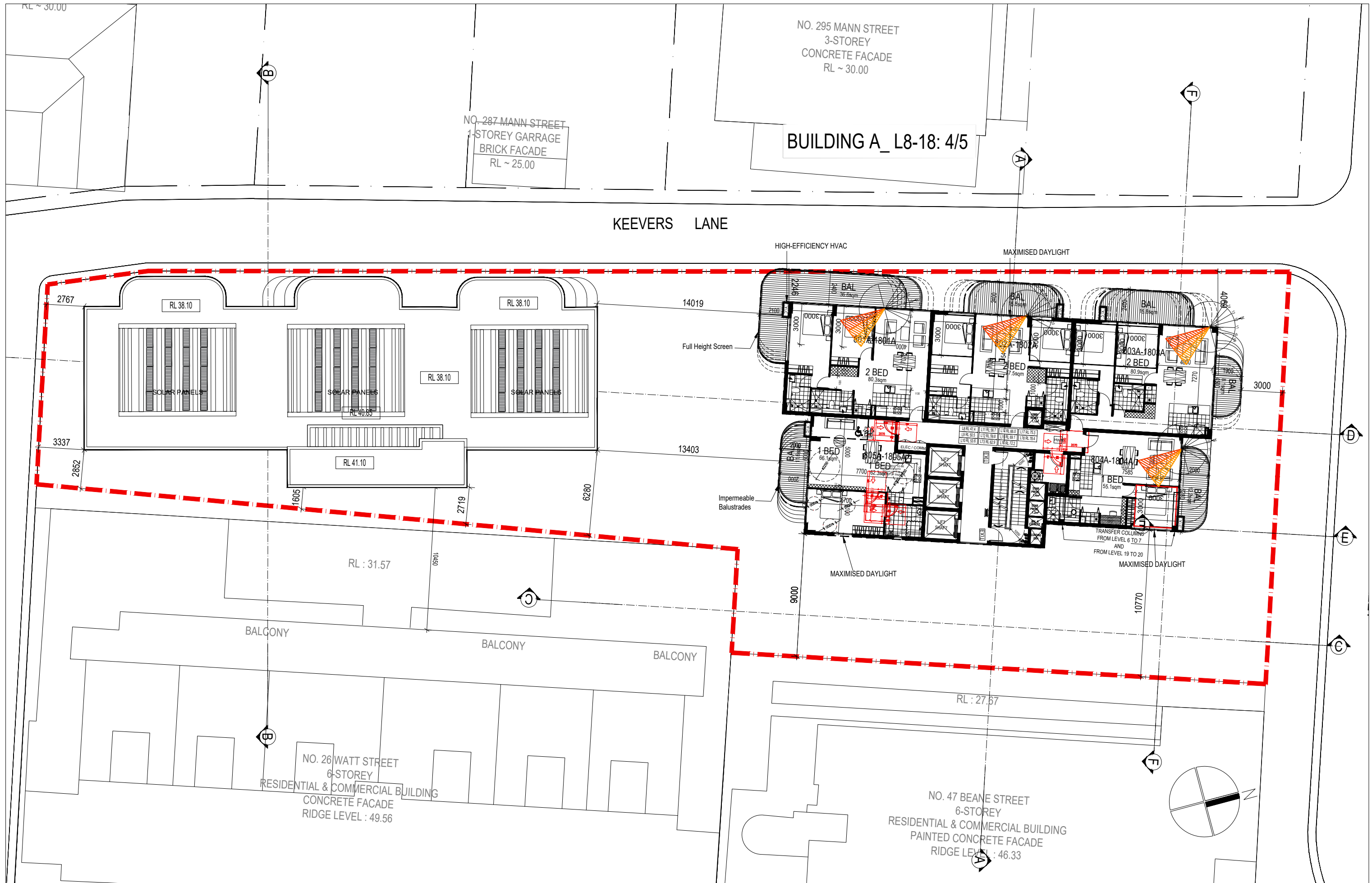
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DESIGNER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			MING TIAN REAL PROPERTY PTY LTD	body ptnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVER LANE, GOSFORD, 2163 NSW		1:125 @ A1 1:250 @ A3 1:500 @ A4 1:1000 @ A0	12.5
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	BEFORE CARRYING OUT ANY WORK, ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.									
C	FINAL PRESENTATION	ZS	27/05/2025											
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025											
E	DA LOGGED	YW	08/2025											
F	FINAL SUBMISSION	ZS	27/03/2026											

LEVEL 5-7 SOLAR DIAGRAM

Project no. 1081 Drawing no. A713

Drawn: YW

Drawing status: DA SUBMISSION



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.		LEVEL 8-18 SOLAR DIAGRAM	MING TIAN REAL PROPERTY PTY LTD	tony blundell architects	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		1:125 @ A1 1:250 @ A3	JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025											
C	FINAL PRESENTATION	ZS	27/05/2025											
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025											
E	DA LODGED	YW	08/2025											
F	FINAL SUBMISSION	ZS	27/03/2026											

Plot Style

TDRBL_A714.dwg

Project no. 1081

Drawing no. A714

Drawn YW

Drawing status DA SUBMISSION

Objective 4A-1

2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter

BUILDING A

LEVELS	UNITS	COMPLY
L1	3	2
L2-4	12	9
L5-7	12	9
L8-18	55	44
L19-26	32	24
TOTAL	114	88

TOTAL SOLAR

BUILDING	UNITS	COMPLY
A	114	88
B	16	16
TOTAL	130	104

BUILDING B

LEVELS	UNITS	COMPLY
L1	4	4
L2-4	12	12
TOTAL	16	16

104 UNITS OUT OF 130 ACHIEVES 3-HOUR SOLAR ACCESS

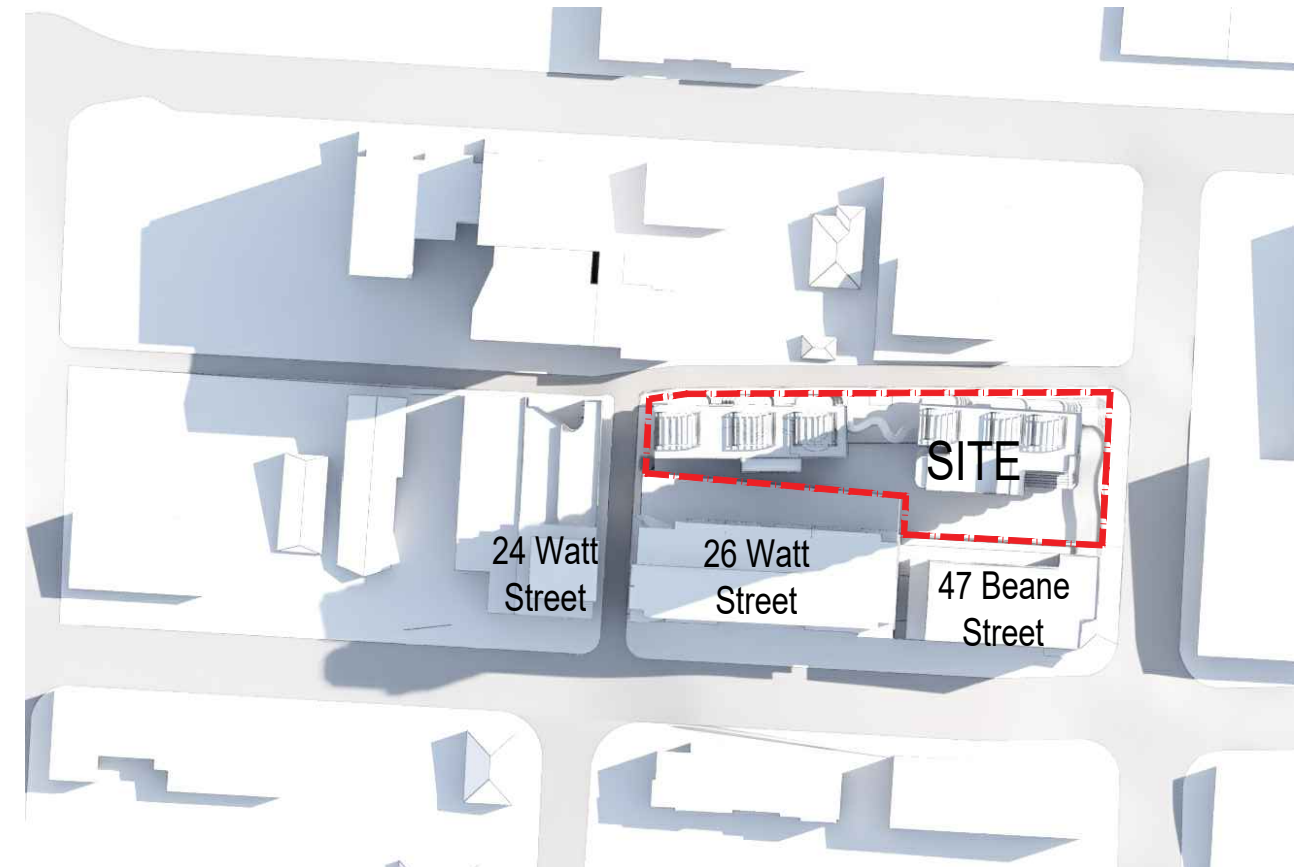
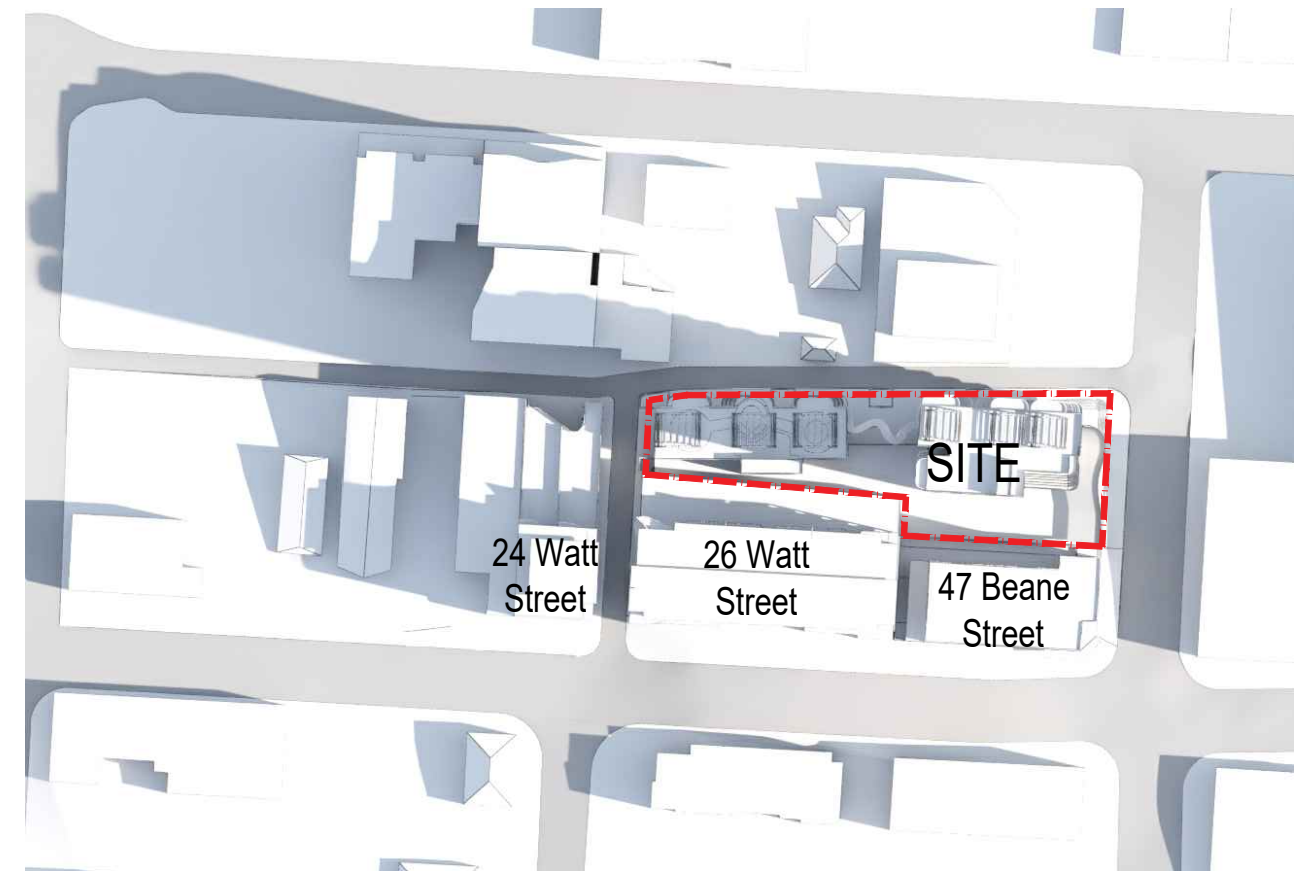
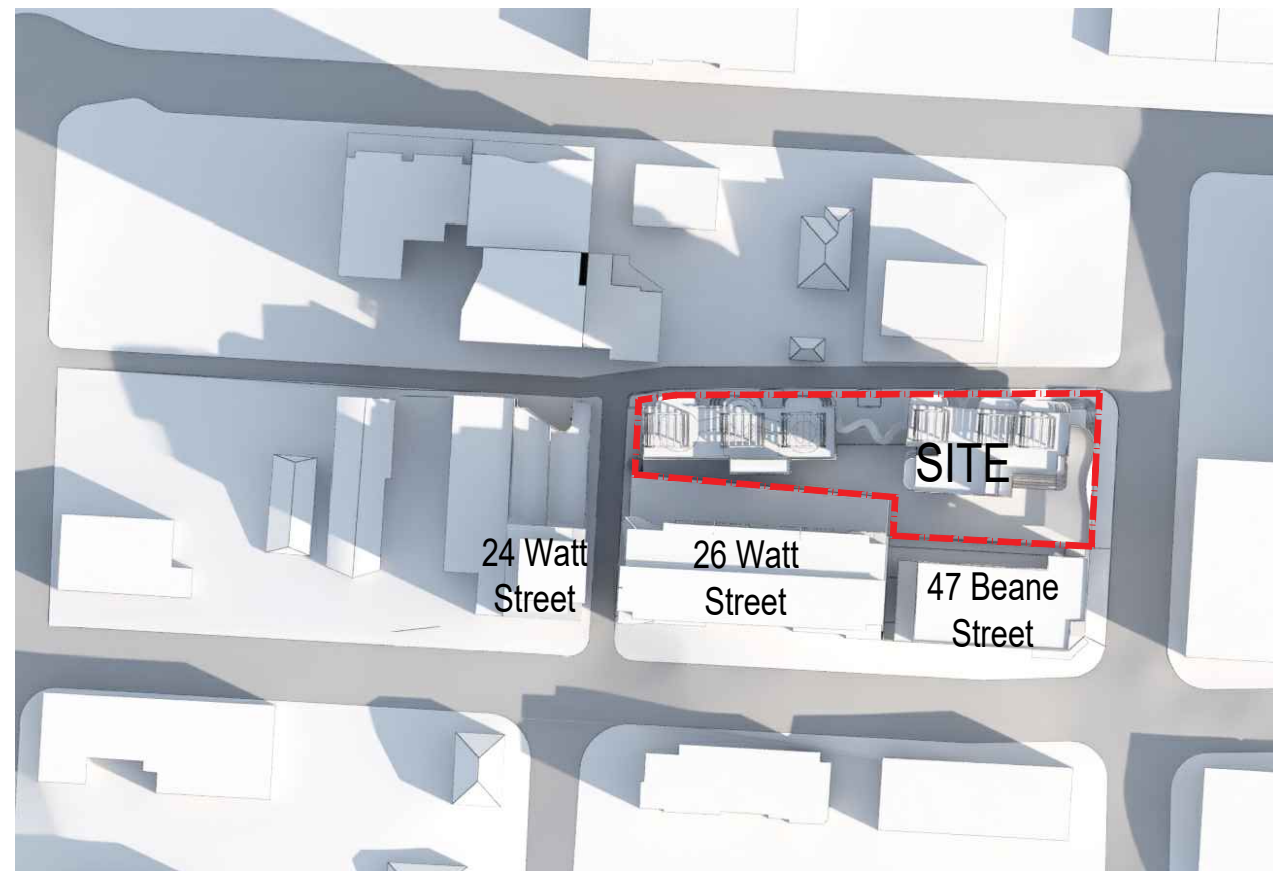
130 UNITS OUT OF 130 ACHIEVES 15-MIN SOLAR ACCESS

PERCENTAGE: 100% (COMPLIANT)

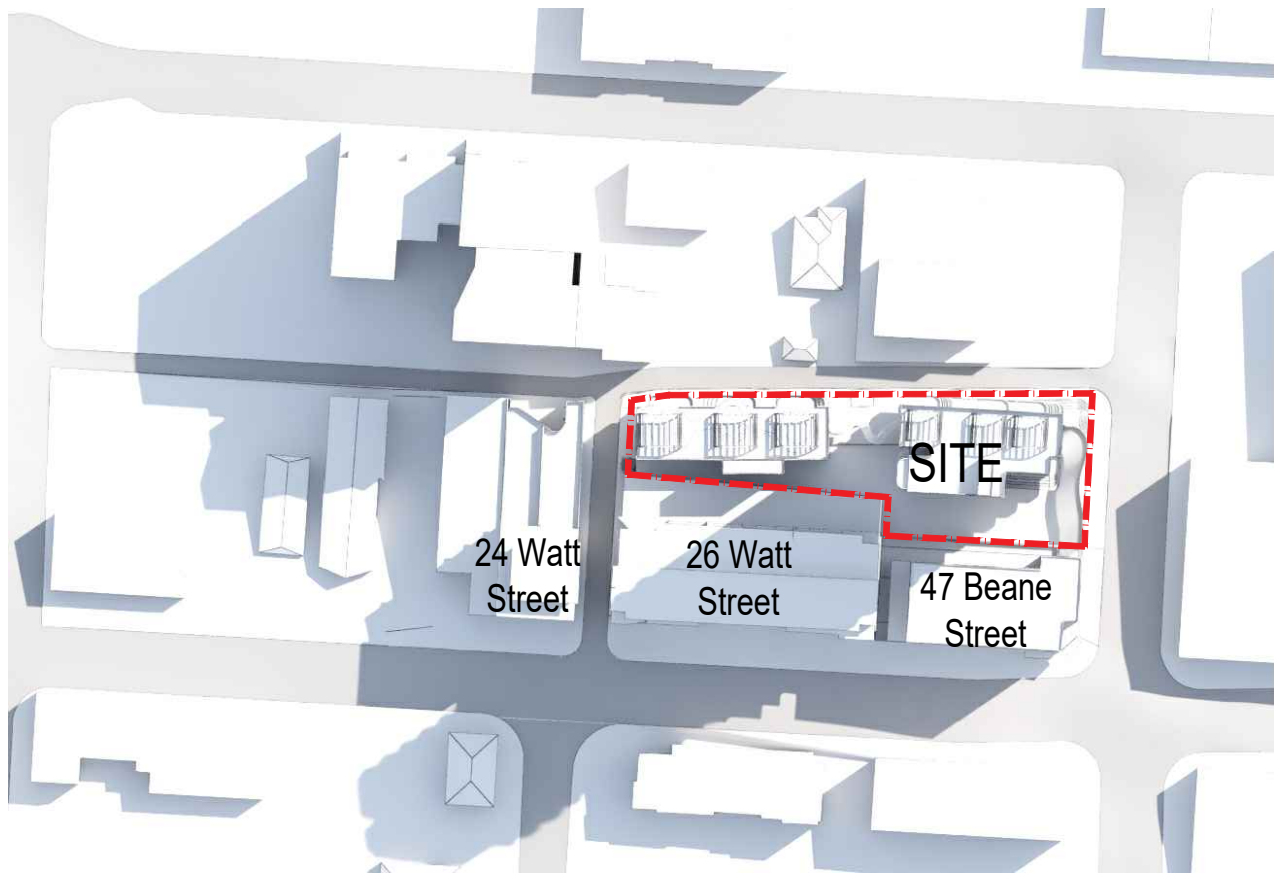


LEVEL 19-26 SOLAR DIAGRAM

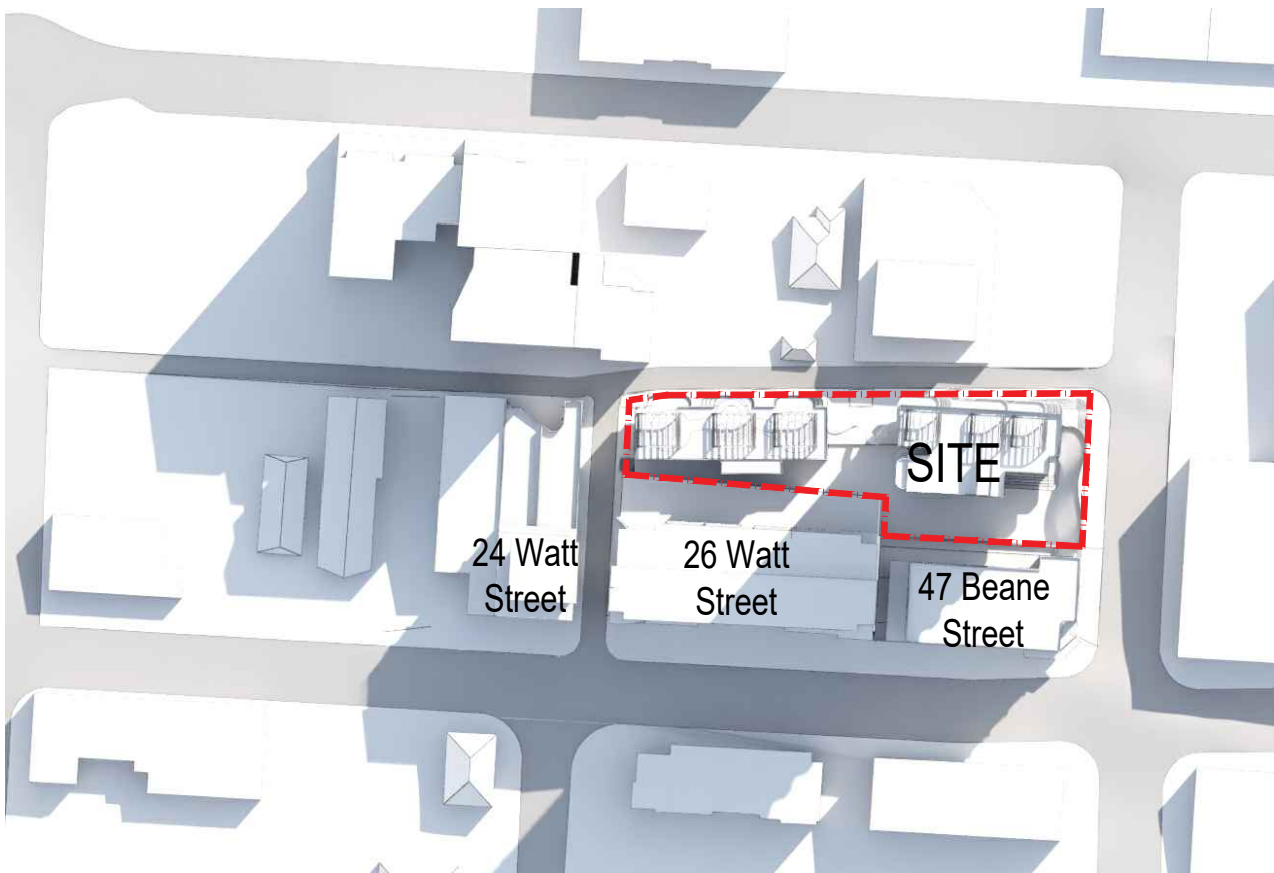
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/09/25	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE. ANY WRITING SMALLER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL, REVISIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONTRACTORS THAT THE DRAWINGS AND INFORMATION CONTAINED THEREIN WILL TAKE PLACE IN ACCORDANCE WITH THESE DOCUMENTS"	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING SUBJECT TO CHANGE. ANY WRITING SMALLER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL, REVISIONS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONTRACTORS THAT THE DRAWINGS AND INFORMATION CONTAINED THEREIN WILL TAKE PLACE IN ACCORDANCE WITH THESE DOCUMENTS"			MING TIAN REAL PROPERTY PTY LTD	bony owen planners Level 11/111 St Georges Road Sydney NSW 2008 Phone: 02 9267 8888 Fax: 02 9267 8889 Email: info@bonyowenplanners.com.au	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	Scale 1:125 @ A1 1:250 @ A3 Date JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/25								
C	FINAL PRESENTATION	ZS	27/05/25								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/05/25								
E	DA LOGGED	YW	08/06/25								
F	FINAL SUBMISSION	ZS	27/03/26	Plot Style 202401_14_Plot-DA-202408	*REVISIONS MAY BE AN INDICATION OF A RESULT OF PUBLIC COMMENTARY SHALL BE SUBJECT TO THE COPYRIGHT OF THE DA SUBMITTER. ©						



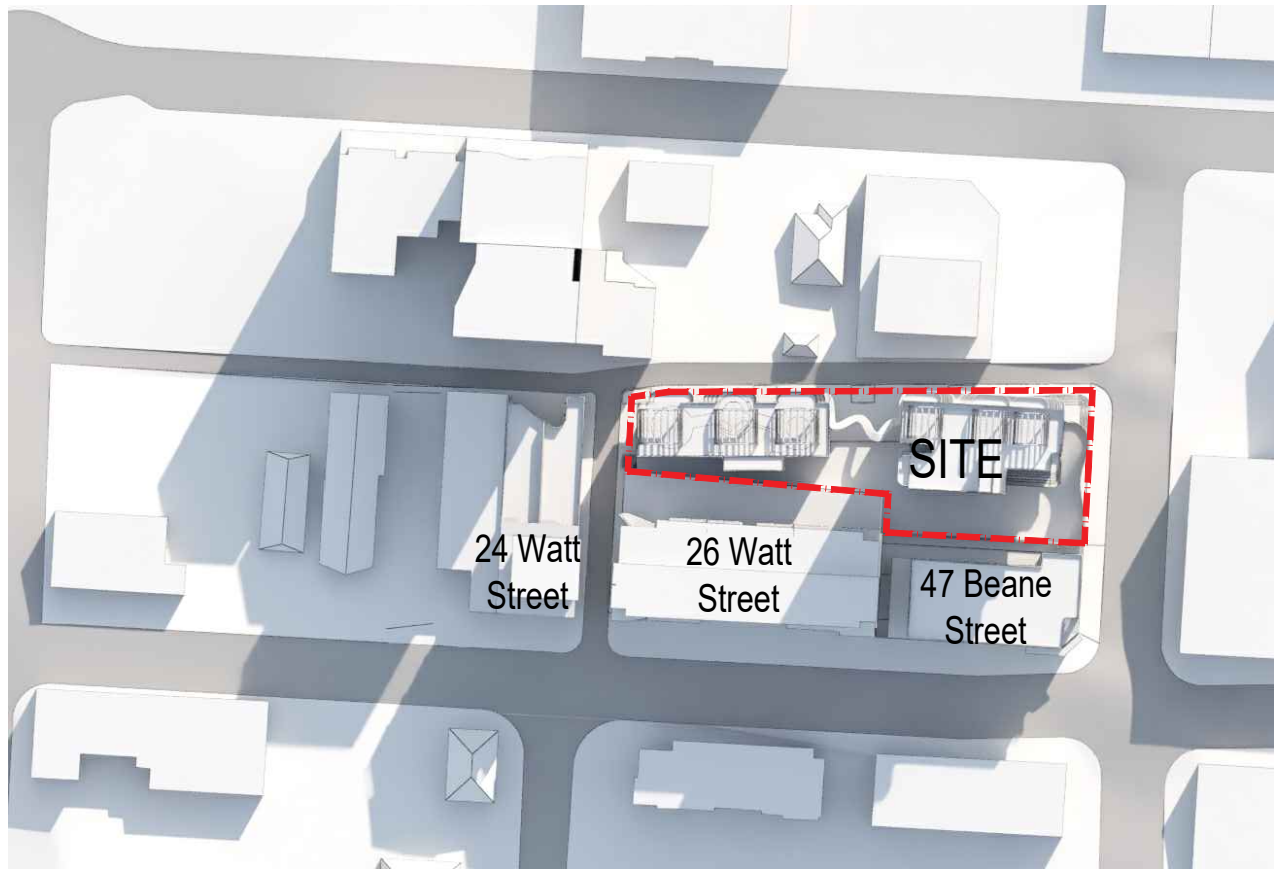
Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date: JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR THE PROGRESS OF THE PROJECT AND THE PROGRESS OF THE PROJECT. THE CLIENT IS RESPONSIBLE FOR THE PROGRESS OF THE PROJECT AND THE PROGRESS OF THE PROJECT.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR THE PROGRESS OF THE PROJECT AND THE PROGRESS OF THE PROJECT. THE CLIENT IS RESPONSIBLE FOR THE PROGRESS OF THE PROJECT AND THE PROGRESS OF THE PROJECT.		SHADOW STUDY 1	MING TIAN REAL PROPERTY PTY LTD	LEITCH PETERSON	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT			
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025										
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/06/2025										
E	DA LOGGED	YWH	09/06/2025										
F	FINAL SUBMISSION	ZS	27/03/2026										
				Plot Style						Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing title SHADOW STUDY 1	Project no. 1081 Drawing no. A717
												Drawn: YWH	
												Drawing status: DA SUBMISSION	



Plan Shadow @1:00 PM

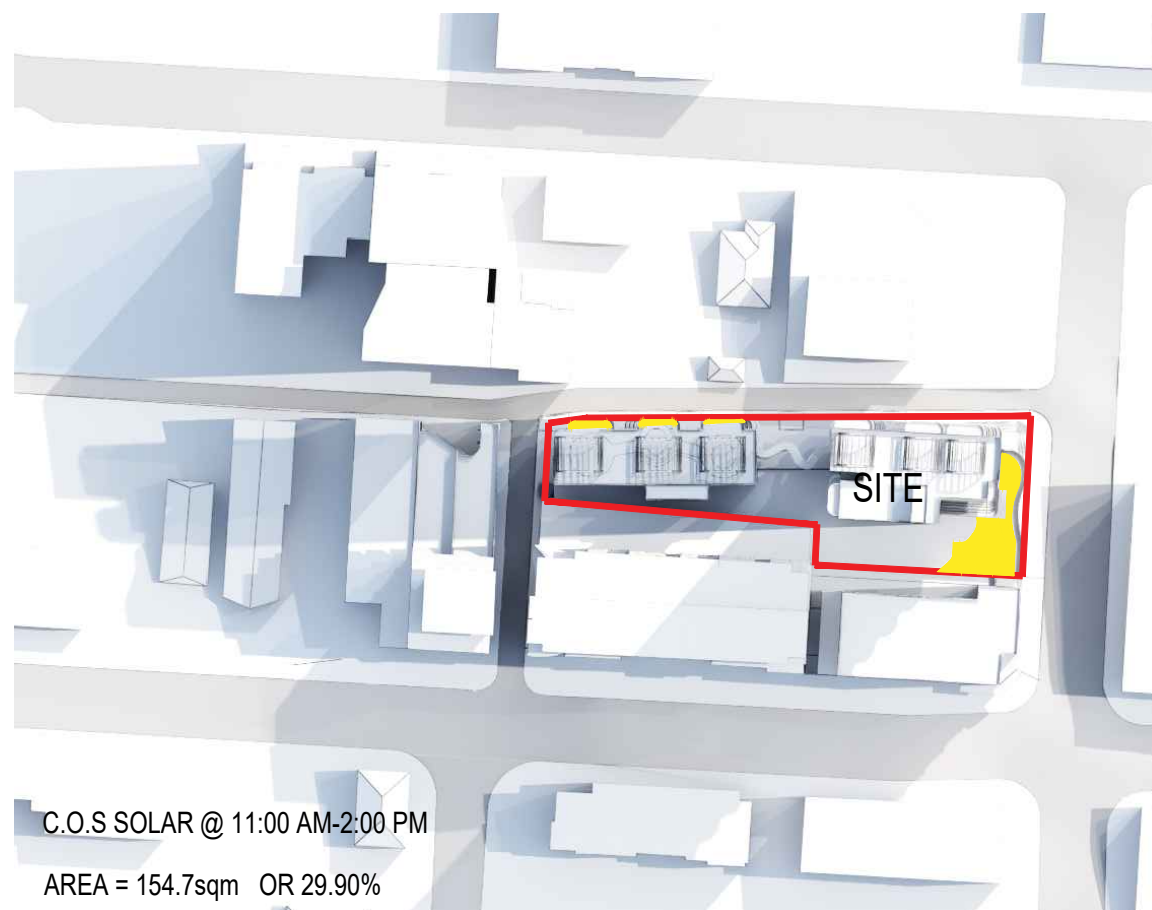
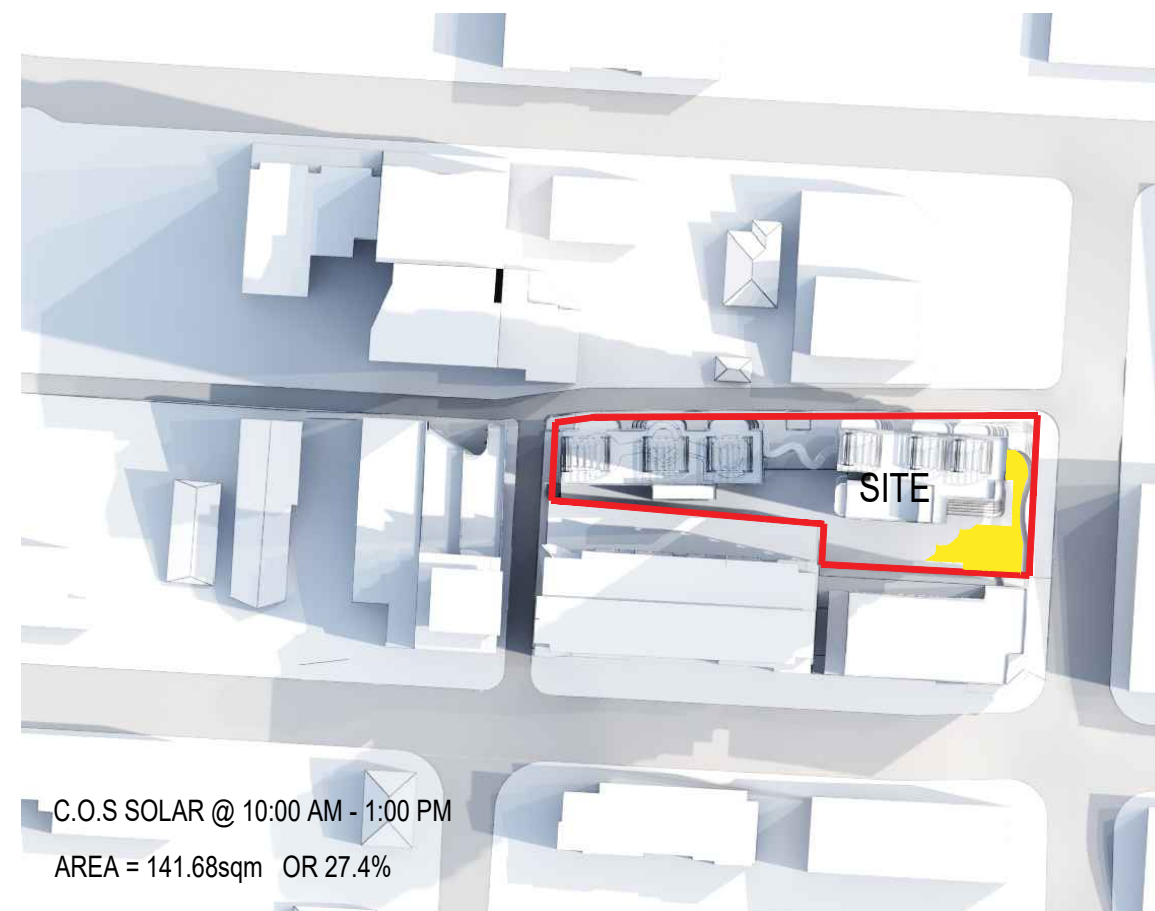
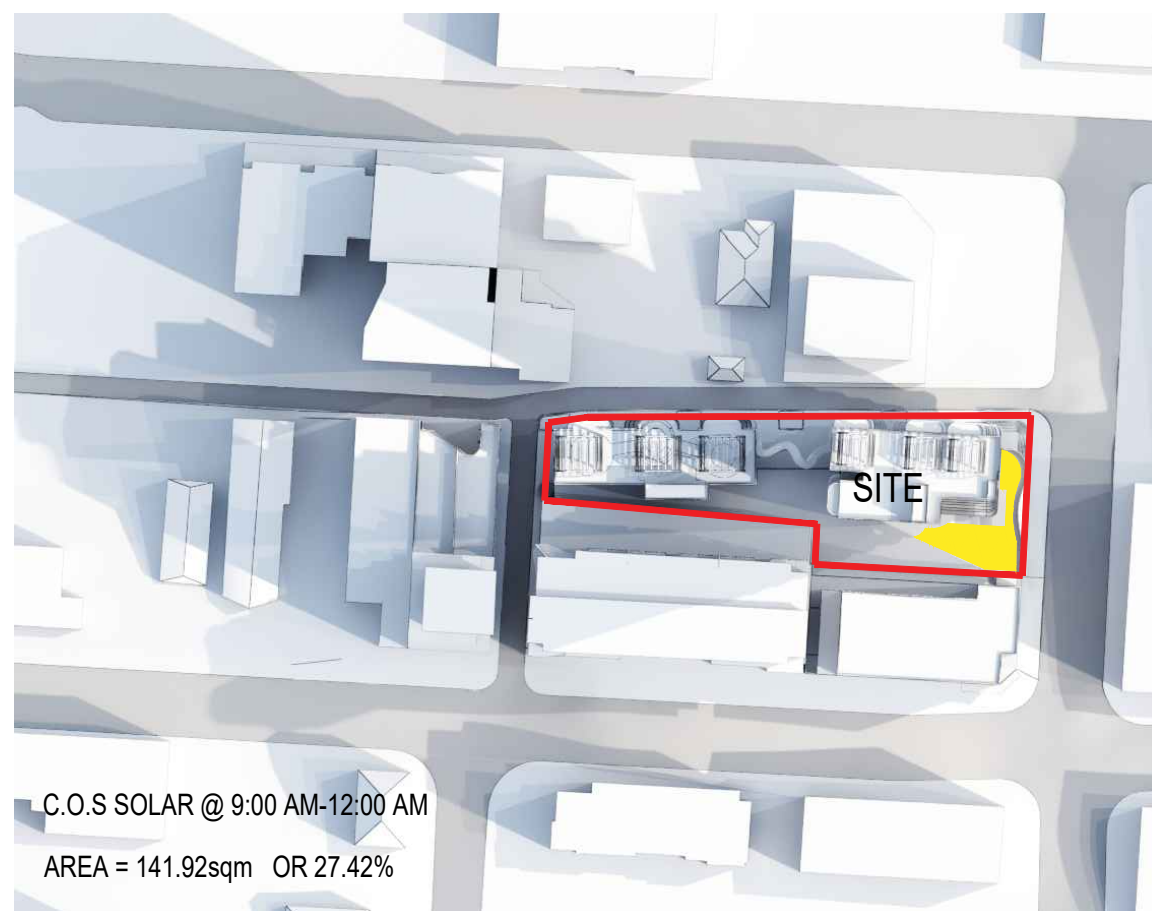


Plan Shadow @2:00 PM



Plan Shadow @3:00 PM

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan	Scale	Date JUNE 2025
A	ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY OF THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR SCALE OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.	SHADOW STUDY 2	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawing title SHADOW STUDY 2	Project no. 1081 Drawing no. A718
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025											
C	FINAL PRESENTATION	ZS	27/05/2025											
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025											
E	DA LODGED	YW	08/2025											
F	FINAL SUBMISSION	ZS	27/03/2026											
				Plot Style TODAY_Plot_A718.dwg	©									Drawing status DA SUBMISSION



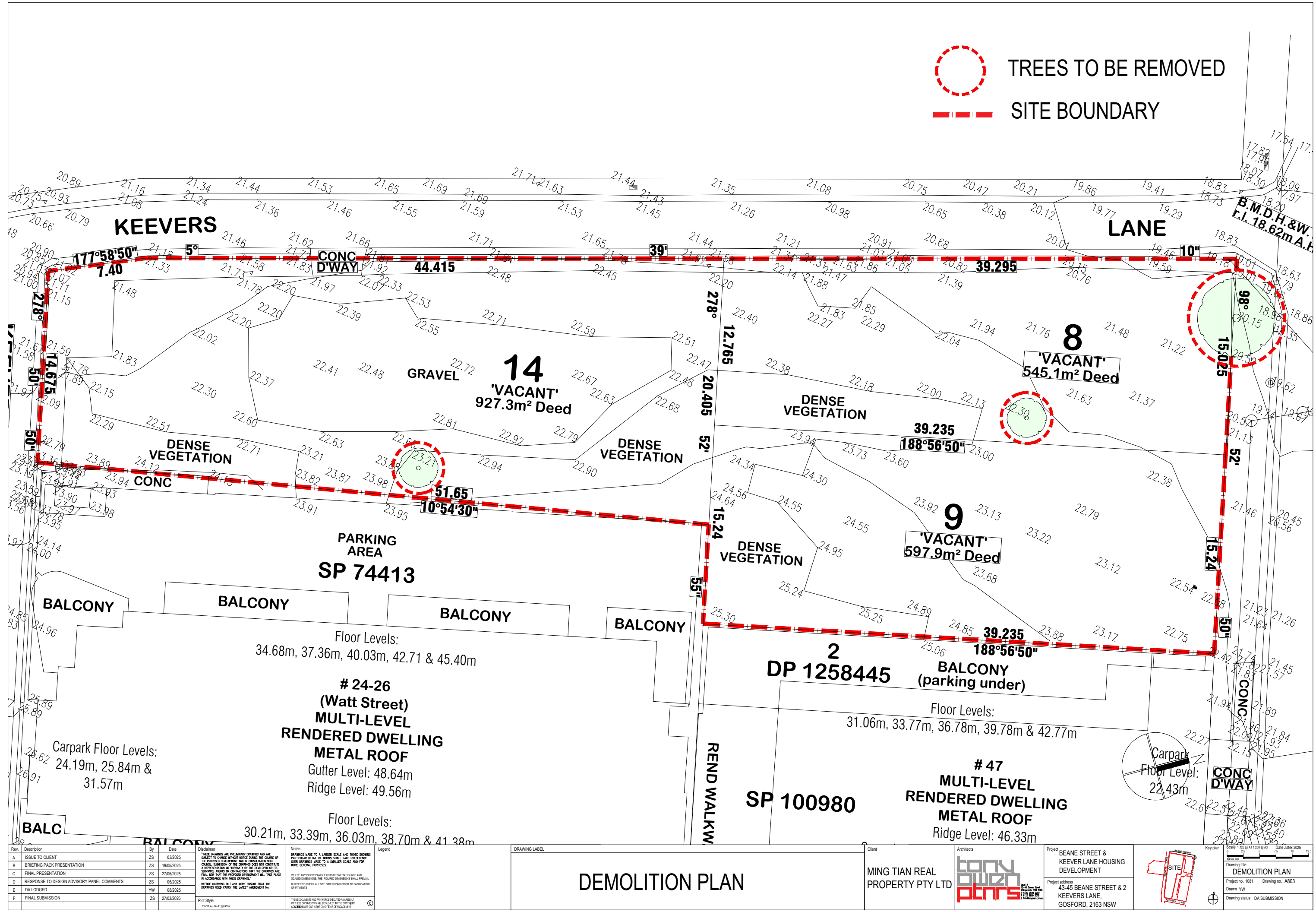
SITE AREA	= 2070.2sqm
PROPOSED C.O.S (Level 1 + Roof)	= 1136.5sqm (54.9%)

Required C.O.S Area = 517.5sqm (25%)

460.9m² out of 517.5m² of C.O.S.
area achieve 3-hour solar access
from 12P.M.-3P.M.
=89.06% of C.O.S. required area

 3 hours Solar Access to C.O.S Area
 SURROUNDING BUILDING SHADOW
 SITE BOUNDARY

[illegible]



Disclaimer

"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL, NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."

BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.

Plot Style

T04081_A4_01.ctb @ C0355

Legend

DEMOLITION PLAN

Architects

**tony
owen
partners**

Level 2
15-16 Queen Street
Singapore 100 208
P 6722 2688 2650
F 6722 4609 3018
E info@owenpartners.com

Key plan

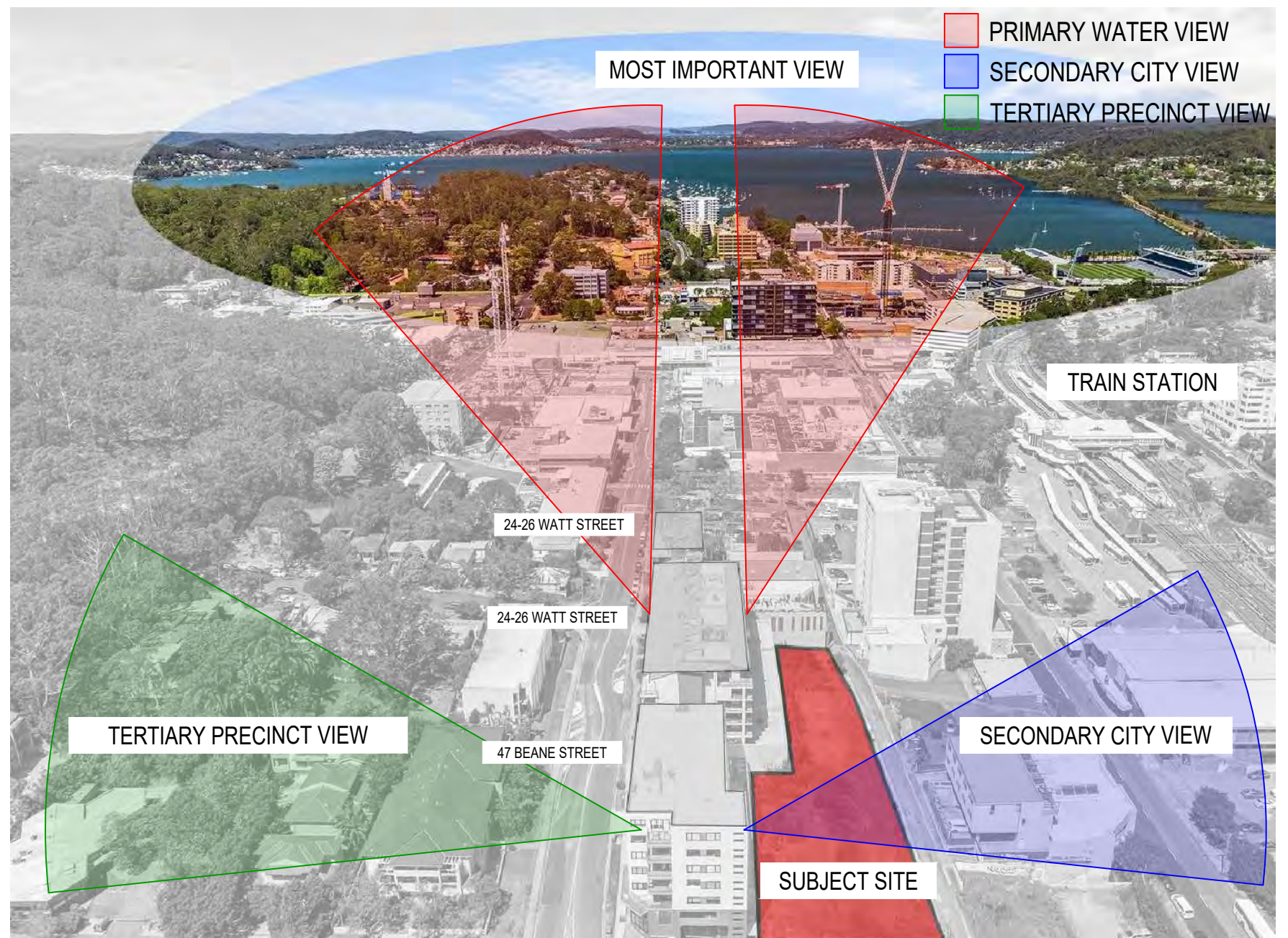
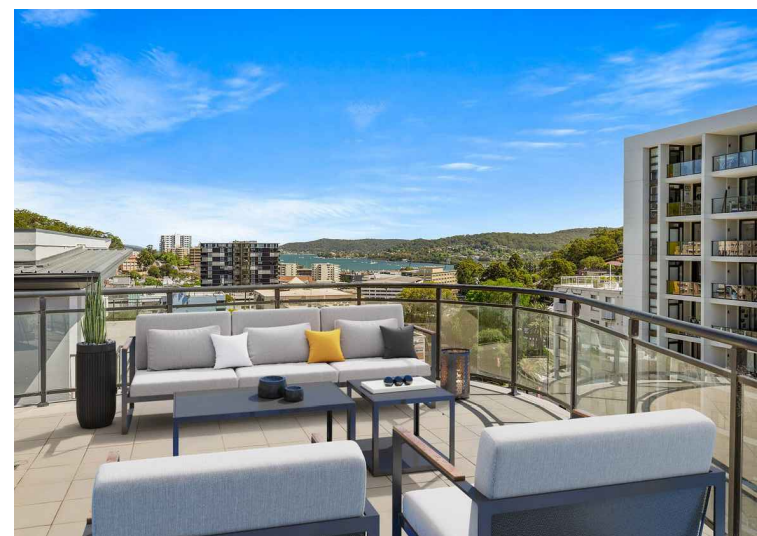
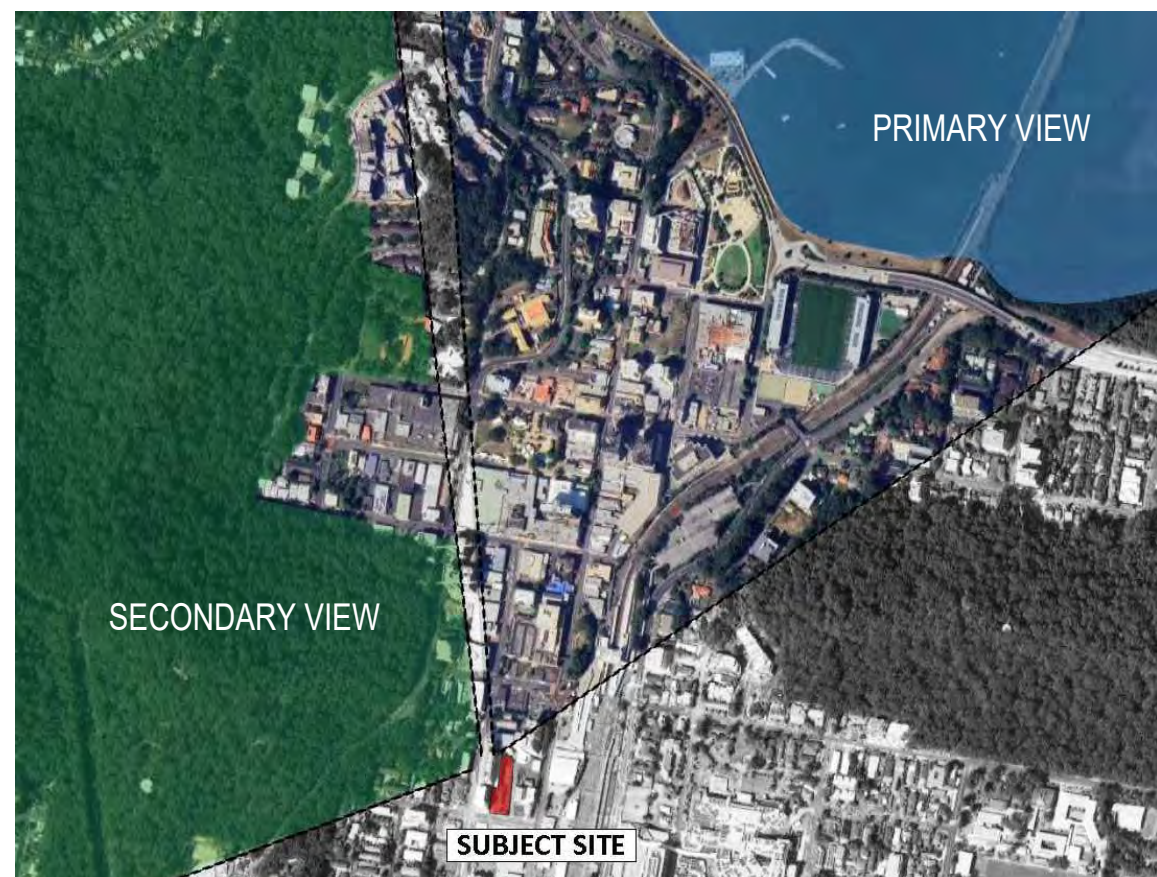
RYAN STREET

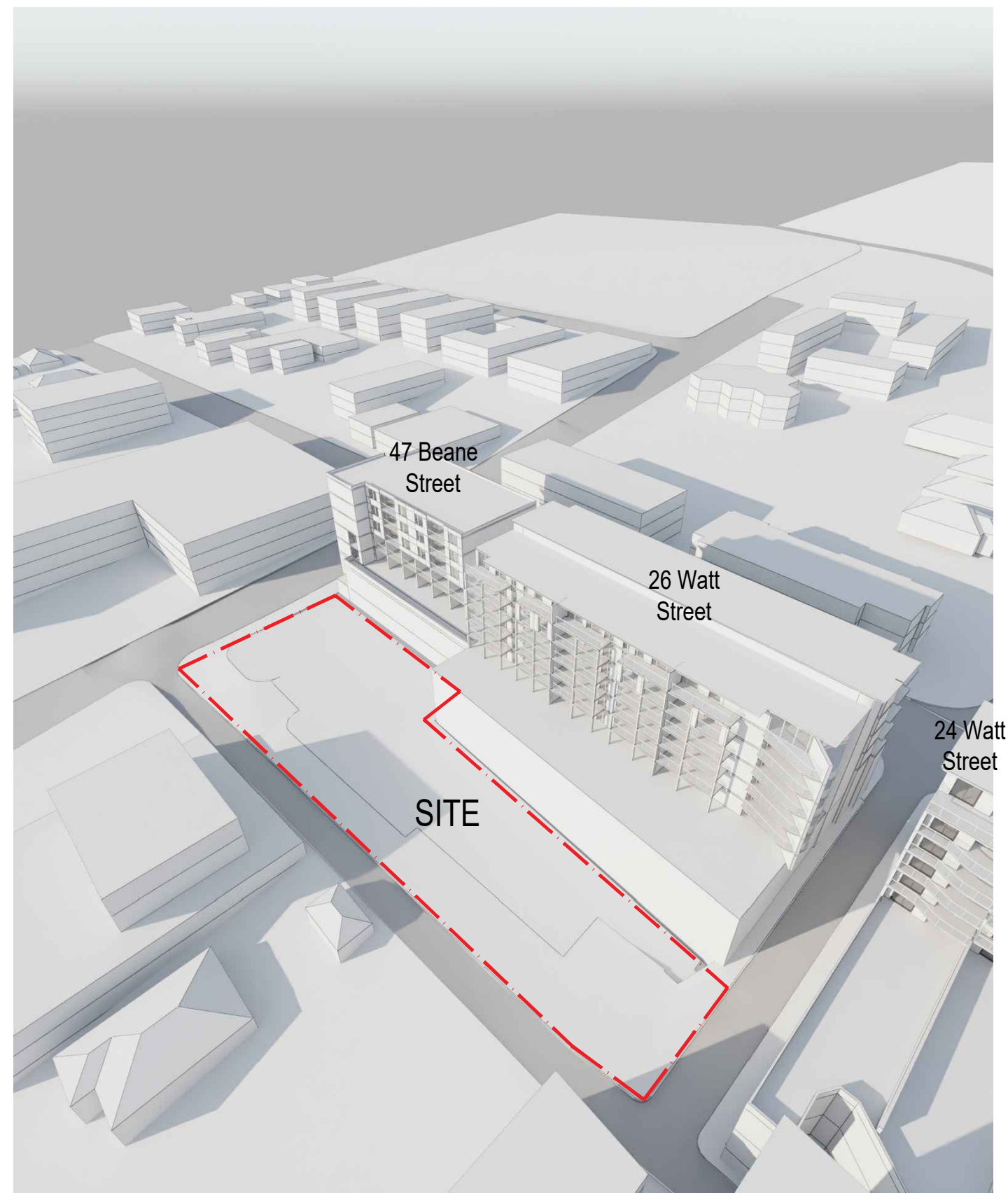
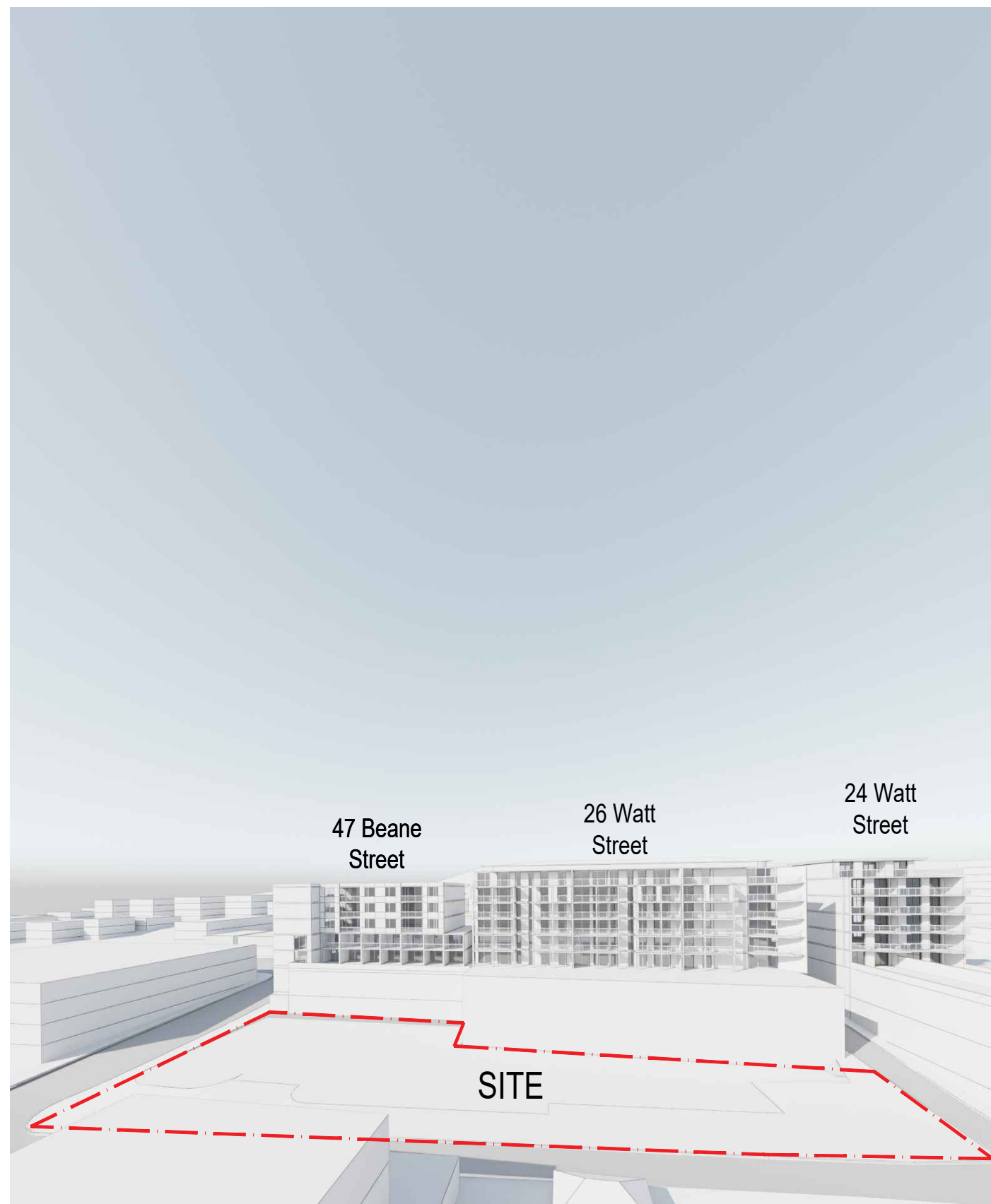
KILDERS LANE

SITE

Compass rose indicating North (N).

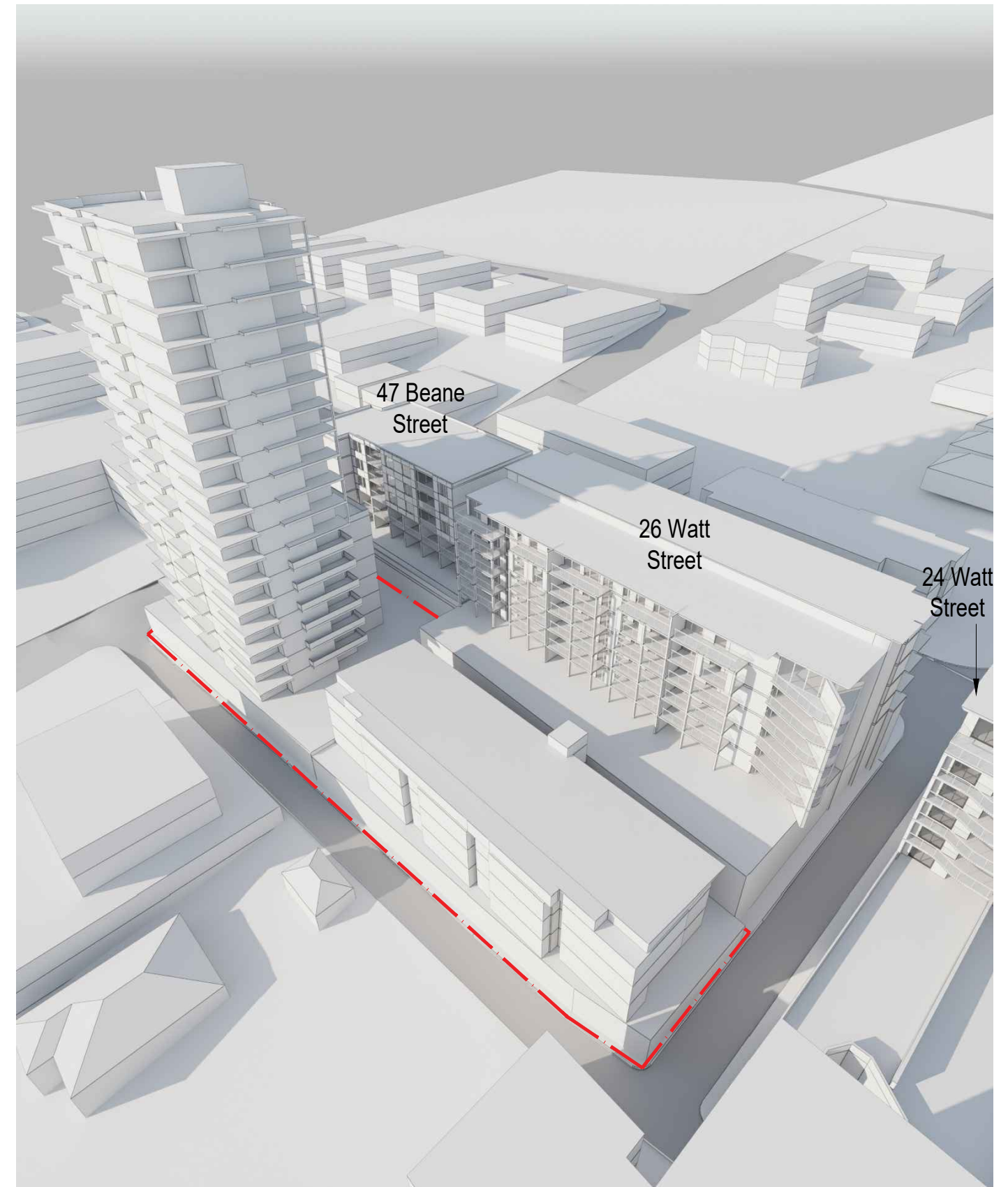
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Drawing title DEMOLITION PLAN	
Project no. 1081	Drawing no. A803
Drawn YW	
Drawing status DA SUBMISSION	

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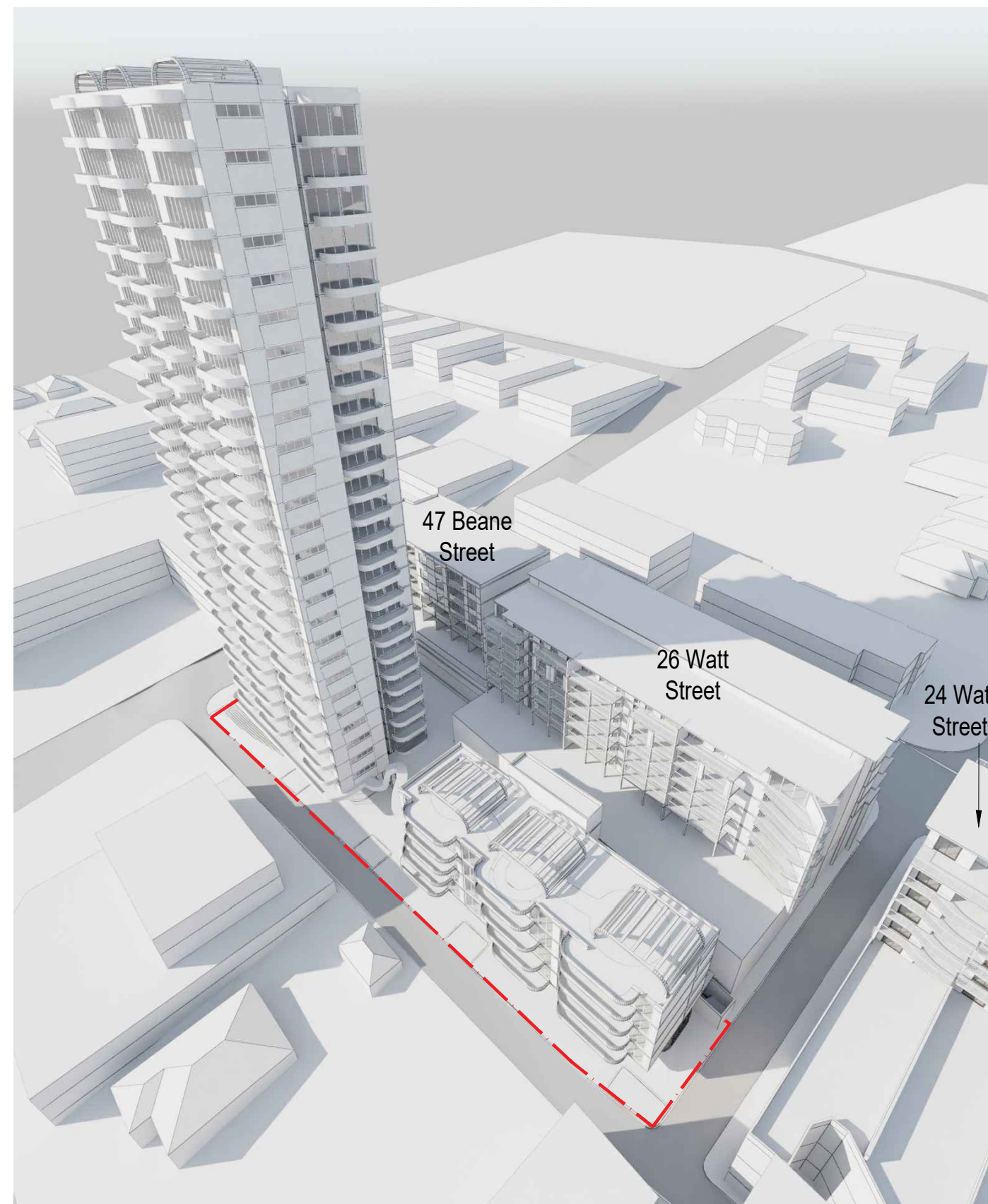
CURRENT CONDITION

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/03/25	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THIS IS A COURSE OF THE PROPOSED DEVELOPMENT AND IS CONSIDERED TO BE A REPRESENTATION OF VARIABILITY BY THE DEVELOPER OR ITS SUBSIDIARY, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE CHANGES.	THESE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAILS OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.			MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/25								
C	FINAL PRESENTATION	ZS	27/05/25								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/06/25								
E	DA LOGGED	YMH	08/06/25								
F	FINAL SUBMISSION	ZS	27/03/26								



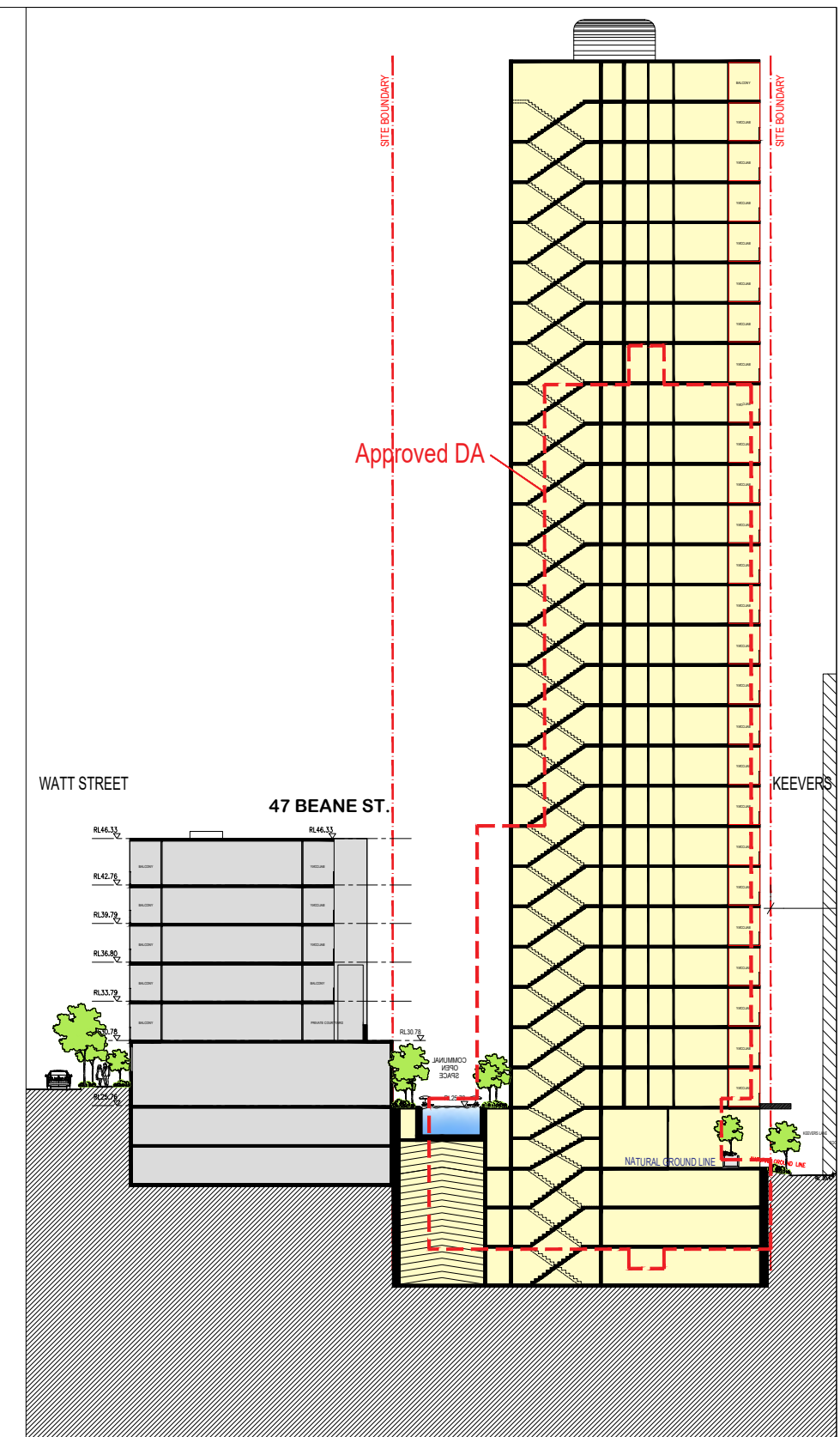
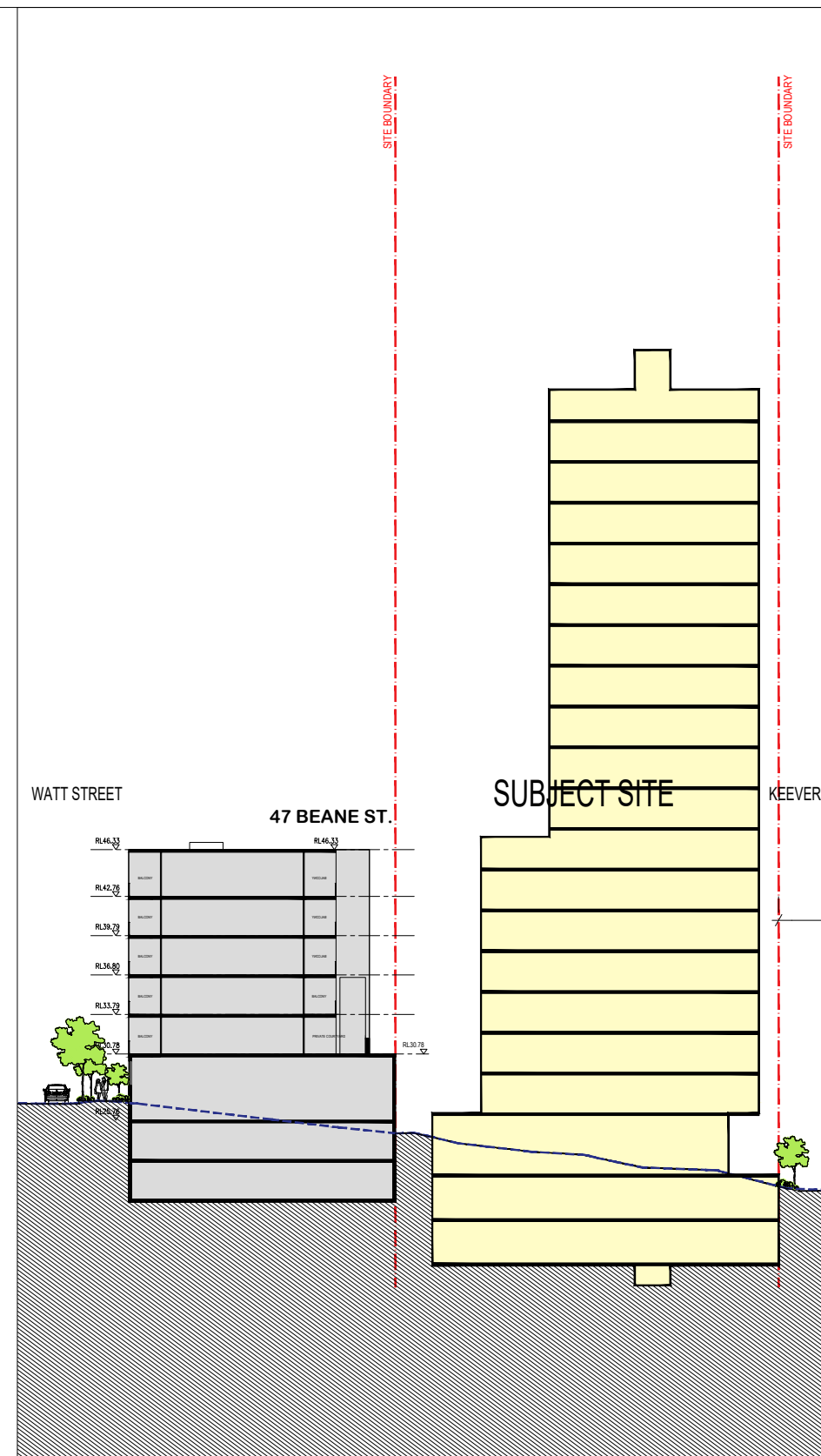
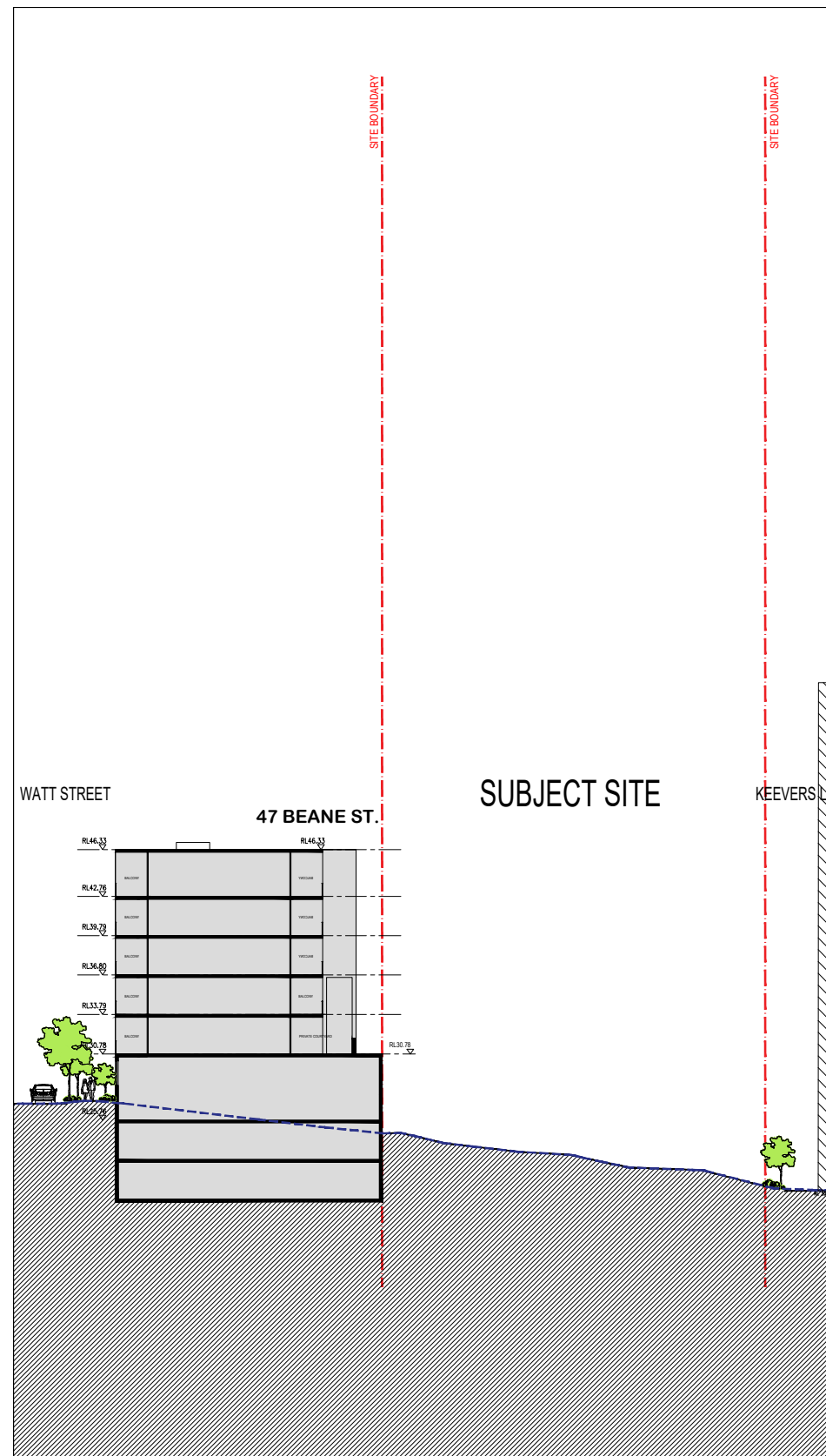
APPROVED DA

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/20/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT DUE TO THE LACK OF NECESSARY PERMITS AND APPROVALS.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT DUE TO THE LACK OF NECESSARY PERMITS AND APPROVALS.					BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	Scale 1:100 @ A1 1:200 @ A3 1:500 @ A4 Date JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/09/2025								
E	DA LOGGED	YWH	09/09/2025								
F	FINAL SUBMISSION	ZS	27/03/2026								



PROPOSED DA

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM AND IN CONNECTION WITH THE PROPOSED DEVELOPMENT AND IN CONNECTION WITH A REPRESENTATION OF INHERENTY BY THE DEVELOPER OR ITS SUBSIDIARY, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE FABRICATION OF THE DEVELOPMENT.			MING TIAN REAL PROPERTY PTY LTD	topten ptnrs	BEANE STREET & KEEVER LAKE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	BEFORE CARRYING OUT ANY WORK, THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES.						Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD. 2163 NSW	
C	FINAL PRESENTATION	ZS	27/05/2025							Drawing no. 1081	
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/06/2025							Drawing no. A732	
E	DA LOGGED	YW	08/06/2025							Drawing status	DA SUBMISSION
F	FINAL SUBMISSION	ZS	27/03/2026								

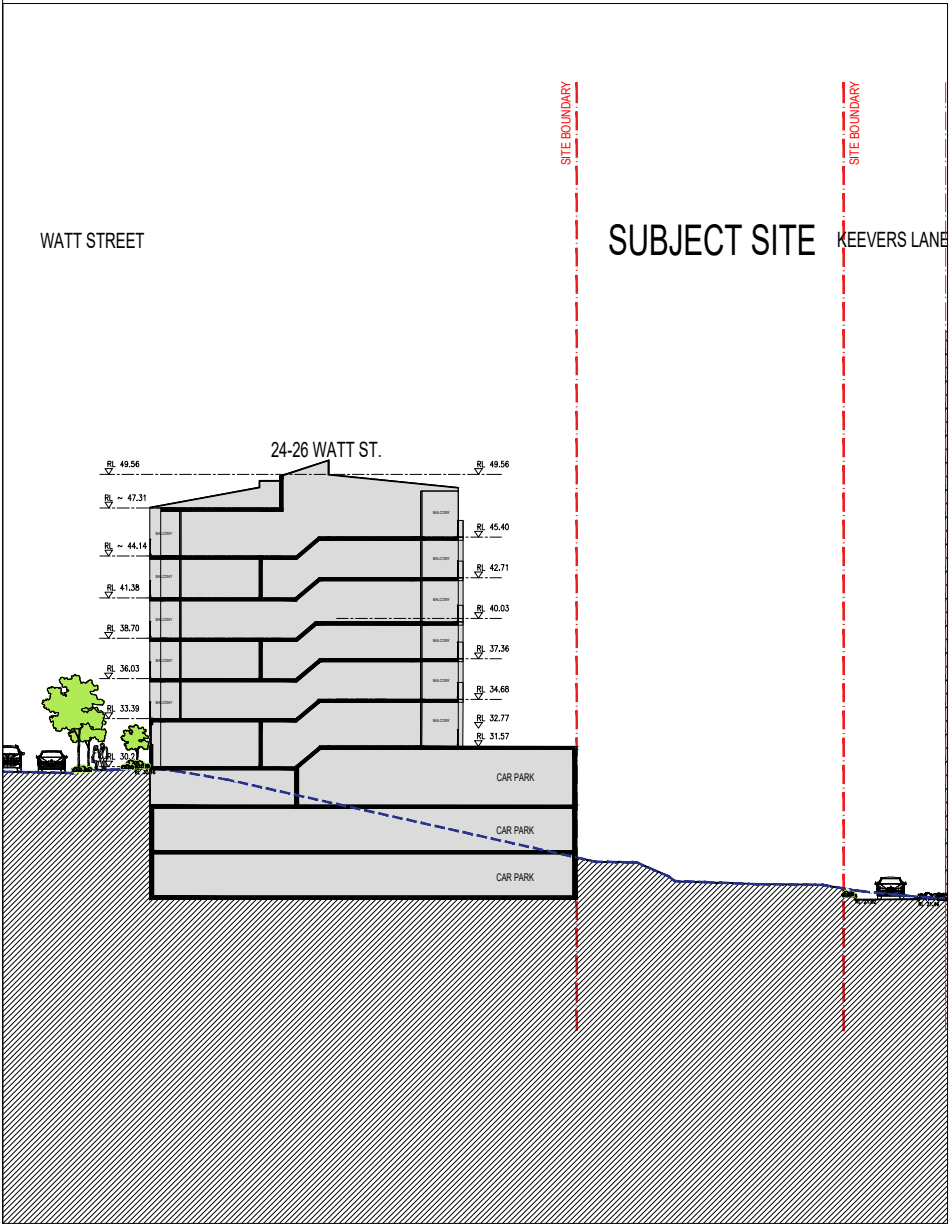


CURRENT CONDITION

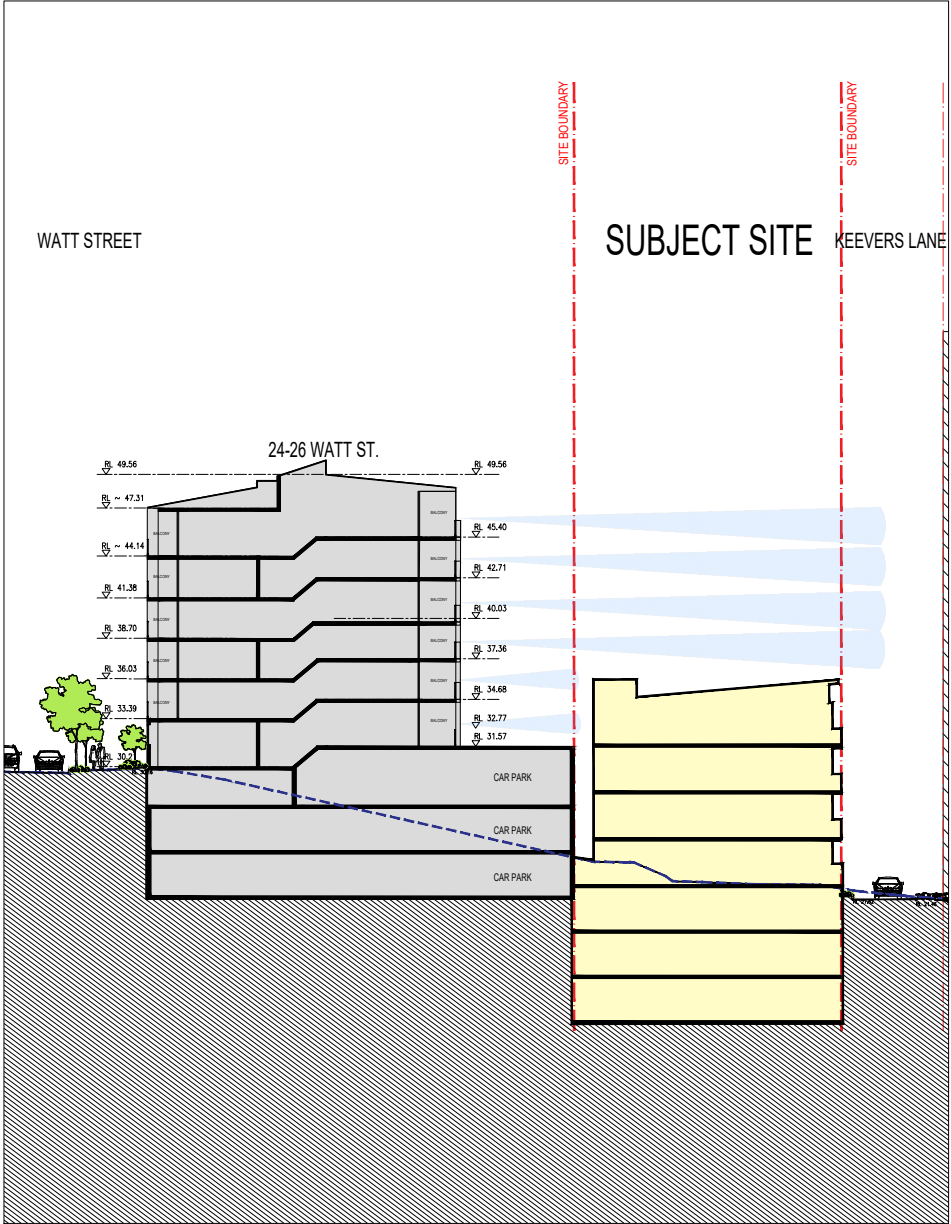
APPROVED DA

PROPOSED DA

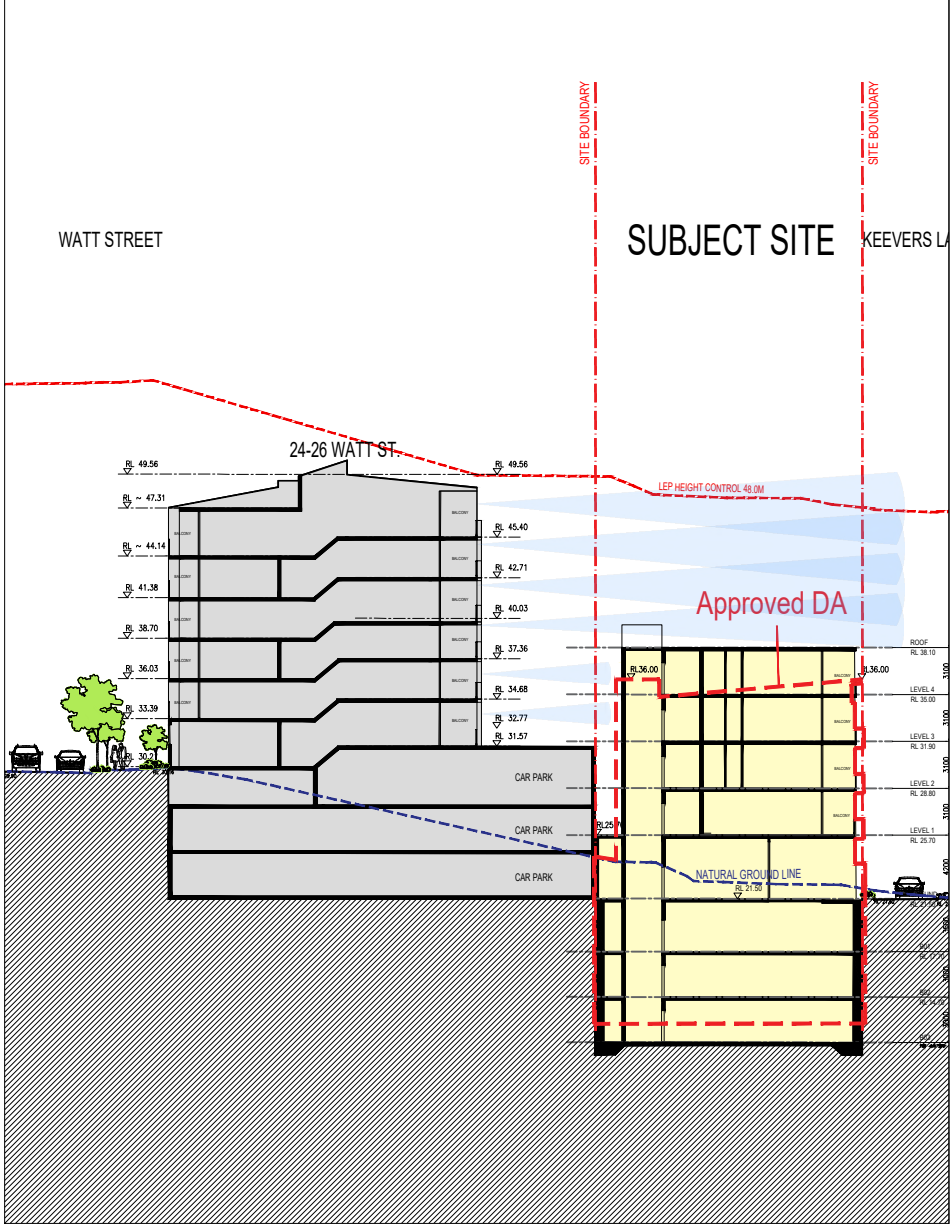
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CURRENT CONDITION



APPROVED DA



PROPOSED DA

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
C	FINAL PRESENTATION	ZS	27/05/2025
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025
E	DA LODGED	YW	08/2025
F	FINAL SUBMISSION	ZS	27/03/2026

Disclaimer	Notes
"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DESIGN OR THE DECISION BY THE DESIGNER, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	"WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES."
Plot Style	Notes
TODAY_A734.dwg (1/2025)	"THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE CLIENT AND THE CONTRACTOR OF THE PROJECT."

Legend

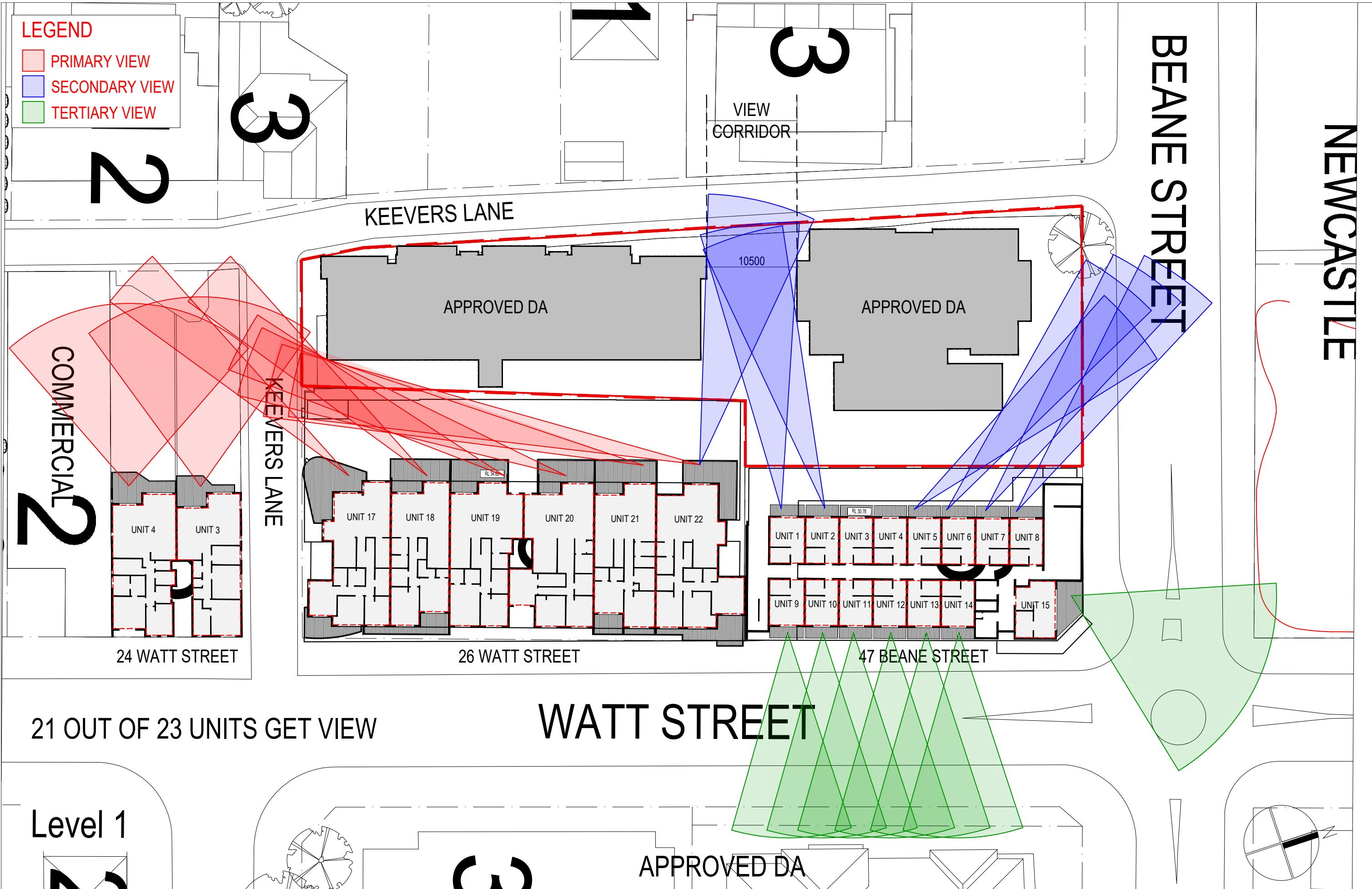
DRAWING LABEL
SITE SECTION - B

Client
MING TIAN REAL PROPERTY PTY LTD

Architects
today ptnrs

Project
BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT
Project address
43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW

Key plan
Scale
1:200 @ A1 1:500 @ A3
Date
JUNE 2025
Drawing title
SITE SECTION B
Project no.
1081
Drawing no.
A734
Drawn by
YW
Drawing status
DA SUBMISSION



LEGEND

- PRIMARY VIEW
- SECONDARY VIEW
- TERTIARY VIEW

21 OUT OF 23 UNITS GET VIEW

Level 1

Rev <table><tr><td>A</td><td>ISSUE TO CLIENT</td><td>ZS</td><td>03/2025</td></tr><tr><td>B</td><td>BRIEFING PACK PRESENTATION</td><td>ZS</td><td>19/05/2025</td></tr><tr><td>C</td><td>FINAL PRESENTATION</td><td>ZS</td><td>27/05/2025</td></tr><tr><td>D</td><td>RESPONSE TO DESIGN ADVISORY PANEL COMMENTS</td><td>ZS</td><td>06/2025</td></tr><tr><td>E</td><td>DA LODGED</td><td>YW</td><td>08/2025</td></tr><tr><td>F</td><td>FINAL SUBMISSION</td><td>ZS</td><td>27/03/2026</td></tr></table>	A	ISSUE TO CLIENT	ZS	03/2025	B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	C	FINAL PRESENTATION	ZS	27/05/2025	D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025	E	DA LODGED	YW	08/2025	F	FINAL SUBMISSION	ZS	27/03/2026	By Date <table><tr><td>ZS</td><td>03/2025</td></tr><tr><td>ZS</td><td>19/05/2025</td></tr><tr><td>ZS</td><td>27/05/2025</td></tr><tr><td>ZS</td><td>06/2025</td></tr><tr><td>YW</td><td>08/2025</td></tr><tr><td>ZS</td><td>27/03/2026</td></tr></table>	ZS	03/2025	ZS	19/05/2025	ZS	27/05/2025	ZS	06/2025	YW	08/2025	ZS	27/03/2026	Disclaimer THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DECISION OF THE COUNCIL. THE DRAWINGS ARE FINAL AND THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO. Plot Style TODAY_ARCH@GOSFORD.NSW.AU	Notes DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES. THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE CLIENT.	Legend ©	DRAWING LABEL NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 1	Client MING TIAN REAL PROPERTY PTY LTD	Architects TODAY ARCHITECTS	Project BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	Key plan SITE	Scale 1:400 @ A1 & 1:600 @ A3 Date JUNE 2025 Drawing title NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 1 Project no. 1081 Drawing no. A736 Drawn YW Drawing status DA SUBMISSION
A	ISSUE TO CLIENT	ZS	03/2025																																											
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025																																											
C	FINAL PRESENTATION	ZS	27/05/2025																																											
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025																																											
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YW	08/2025																																													
ZS	27/03/2026																																													

BEANE STREET

PRIMARY VIEW
SECONDARY VIEW
TERTIARY VIEW

KEEVERS LANE

~~APPROVED DA~~

APPROVED DA

10500

COMMERCIAL

~~KEEVERS LANE~~

UNIT

UNIT 7

UNIT 29

UNIT 30

UNIT 31

UNIT 32

UNIT 33

UNIT 34

UNIT 33

UNIT 31

24 WATT STREET

26 WATT STREET

47 BEANE STREET

13 OUT OF 13 UNITS GET VIEW

WATT STREET

APPROVED DA

NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 3

MING TIAN REAL
PROPERTY PTY LTD

Architects
tony
owen
plnr

Project	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT
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Project address
43-45 BEANE STREET & 2
KEEVERS LANE,
GOSFORD, 2163 NSW

Key plan	Scale	Date JUNE 2025
	1:400 @ A1 & 1:600 @A3	
	Drawing title NEIGHBORING BUILDING VIEW ANALYSIS - LEVEL	
	Project no. 1081	Drawing no. A738
	Drawn YW	
	Drawing status DA SUBMISSION	

Rev.	Description	By	Date
A	ISSUE TO CLIENT	ZS	03/02/2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025
C	FINAL PRESENTATION	ZS	27/05/2025
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/02/2025
E	DA LODGED	YW	08/02/2025
F	FINAL SUBMISSION	ZS	27/03/2025

Disclaimer

"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SERVANTS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."

BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.

Plot Style

TOWN OF ARA (SH-2) & C/O 35

Notes

DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES

WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL

BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS

THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THEM SHALL BE SUBJECT TO THE COPYRIGHT CONTROLS SET OUT IN THE CONDITIONS OF ENGAGEMENT

Legend

DRAWING LABEL

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Key

an	Scale	Date JUNE 2025
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1:400 @ A1 & 1:600 @A3

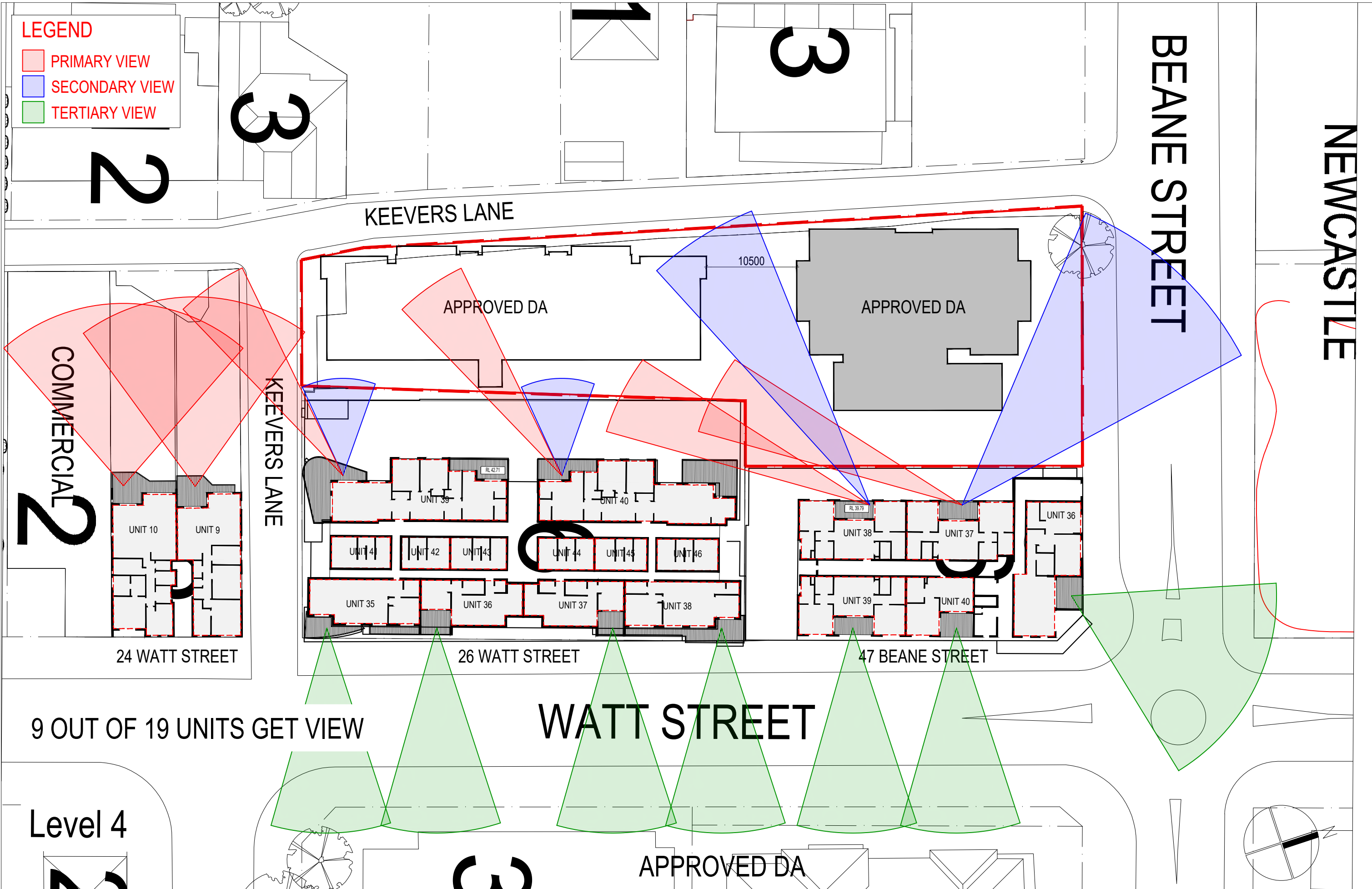
Drawing title NEIGHBORING BUILDING

VIEW ANALYSIS - LEVEL

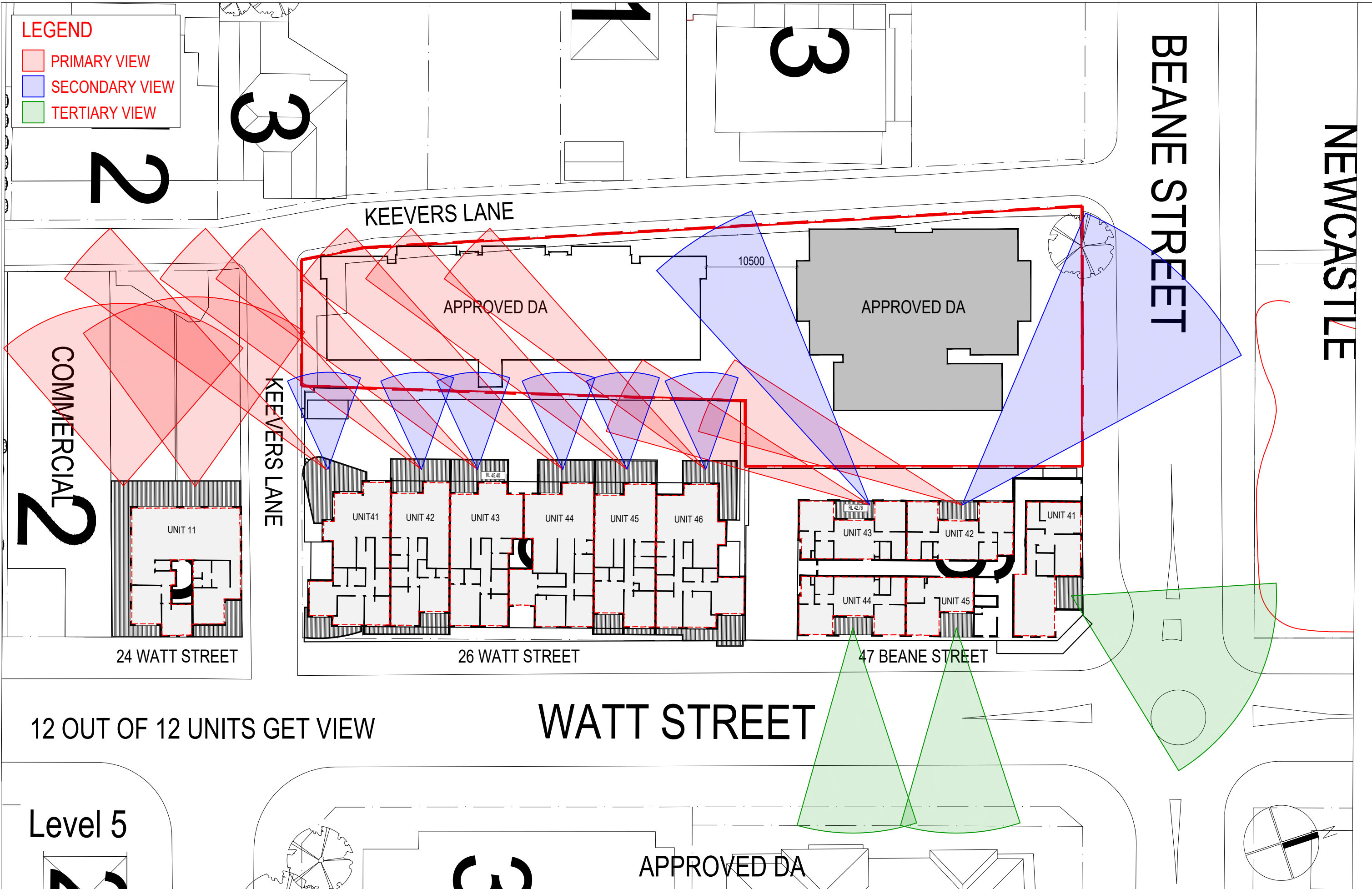
Project no. 1081 Drawing no. A/38
 Date: 2011

Drawing status	DA SUBMISSION
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Rev.		Description	By	Date	Disclaimer		Notes	Legend	DRAWING LABEL		Client	Architects	Project	Key plan	Scale	Date
A ISSUE TO CLIENT					ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. DRAWINGS OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DECISION OF THE SURVEYORS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL, OR WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.	Legend	DRAWING LABEL	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		1:400 @ A1 & 1:600 @A3	Date JUNE 2025
B BRIEFING PACK PRESENTATION					ZS	19/05/2025										
C FINAL PRESENTATION					ZS	27/05/2025										
D RESPONSE TO DESIGN ADVISORY PANEL COMMENTS					ZS	06/2025										
E DA LODGED					YW	08/2025										
F FINAL SUBMISSION					ZS	27/03/2026										
Plot Style					TDRS_ARCH_01.dwt		THESE DOCUMENTS AND ANY WORKS EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE CLIENT IN THE COURSE OF ENGAGEMENT.	Legend	DRAWING LABEL		Client	Architects	Project	Key plan	Scale	Date
NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 4																
</																



LEGEND

PRIMARY VIEW

SECONDARY VIEW

TERTIARY VIEW

COMMERCIAL 2

12 OUT OF 12 UNITS GET VIEW

Level 5

Rev. Description		By	Date	Disclaimer		Notes	Legend	DRAWING LABEL		Client	Architects	Project	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	These drawings are preliminary drawings and are subject to change without notice during the course of the proposed development and in consultation with the Council. Submission of the drawings does not constitute a representation of the Council's decision on the proposed development. The drawings are final and the proposed development will take place in accordance with these drawings.		WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDERS TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.		NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 5		MING TIAN REAL PROPERTY PTY LTD	tony ptnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		1:400 @ A1 & 1:500 @ A3	JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT No.		These documents and any works executed as a result of these documents shall be subject to the copyright and liability of the copyright owner.						43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Project no. 1081	Drawing no. A740
C	FINAL PRESENTATION	ZS	27/05/2025											Drawn YW	Drawing status DA SUBMISSION
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025												
E	DA LODGED	YW	08/2025												
F	FINAL SUBMISSION	ZS	27/03/2026												

BEANE STREET



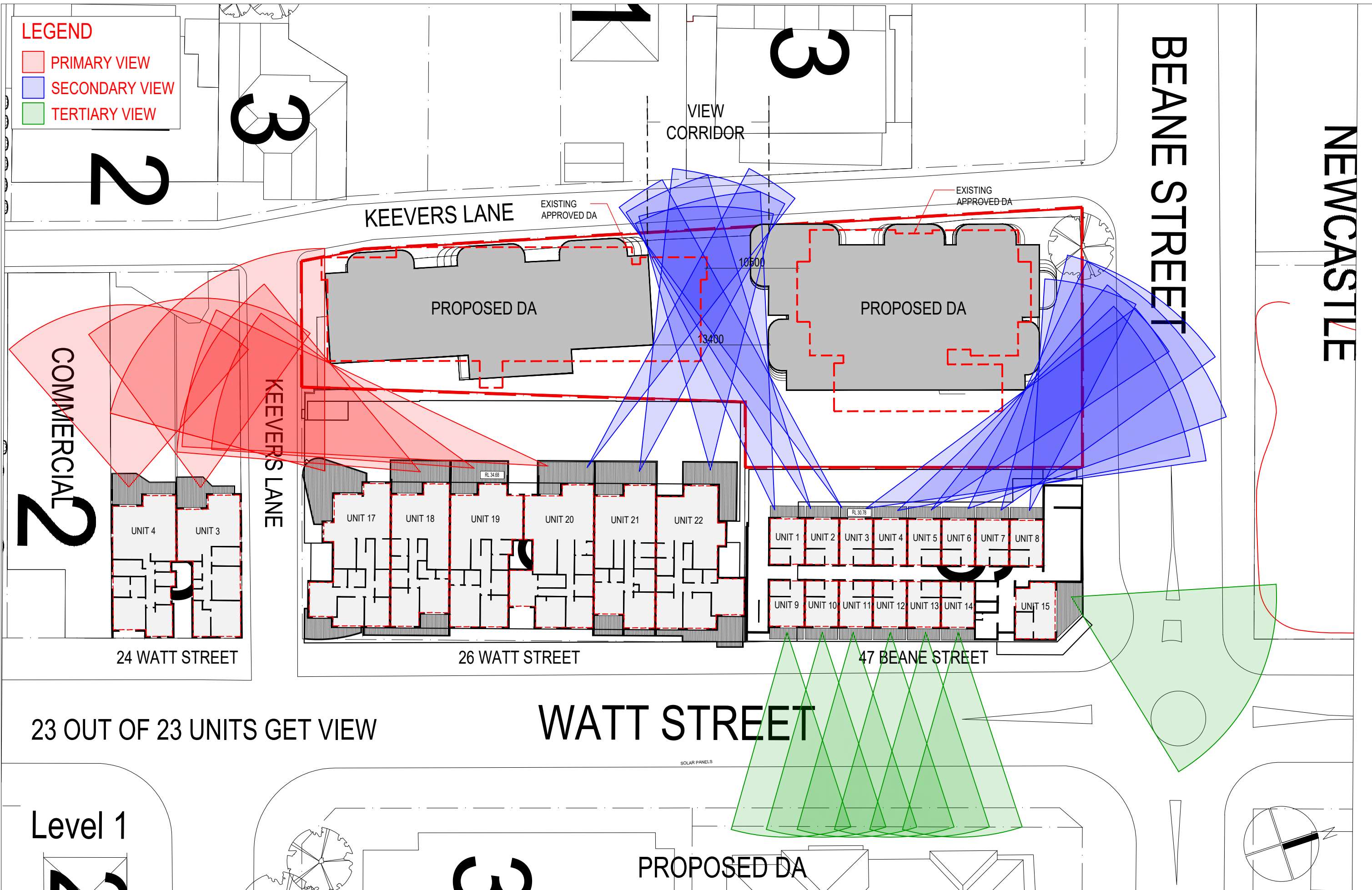
Rev	Description	By	Date	Disclaimer	Note	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THESE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT, GENERATOR OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS EMPLOYEES, AGENTS OR CONSULTANTS THAT THE DRAWING AND ANY INFORMATION CONTAINED THEREIN WILL BE IN ACCORDANCE WITH THESE DRAWINGS."	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THESE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT, GENERATOR OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS EMPLOYEES, AGENTS OR CONSULTANTS THAT THE DRAWING AND ANY INFORMATION CONTAINED THEREIN WILL BE IN ACCORDANCE WITH THESE DRAWINGS."			MING TIAN REAL PROPERTY PTY LTD	copy ptnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		1:400 @ A1 & 1:600 @ A3	22 JUN 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025							Project address		Drawing title	
C	FINAL PRESENTATION	ZS	27/05/2025							43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		NEIGHBORING BUILDINGS VIEW ANALYSIS - GROUND FLOOR	
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025									Project no. 1081	Drawing no. A741
E	DA LODGED	YW	08/2025									Drawn YW	
F	FINAL SUBMISSION	ZS	27/03/2026									Drawing status	DA SUBMISSION

LEGEND

PRIMARY VIEW

SECONDARY VIEW

TERTIARY VIEW



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan	Scale	Date
A	ISSUE TO CLIENT	ZS	03/2025	These drawings are preliminary drawings and are subject to change without notice during the course of the proposed development and in consultation with the Council. Submission of the drawings does not constitute a representation of warranty or a decision by the Council. Agents or contractors that the drawings are final and that the proposed development will take place in accordance with these drawings.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES.		NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 1	MING TIAN REAL PROPERTY PTY LTD	tony plnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		1:400 @ A1 & 1:600 @ A3	JUNE 2025
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025										
C	FINAL PRESENTATION	ZS	27/05/2025										
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025										
E	DA LODGED	YW	08/2025										
F	FINAL SUBMISSION	ZS	27/03/2026										

Plot Style

TDRS_L1_Plan.dwg

Project address

43-45 BEANE STREET & 2
KEEVERS LANE,
GOSFORD, 2163 NSW

Drawing title

NEIGHBORING BUILDINGS
VIEW ANALYSIS - LEVEL 1

Project no.

1081

Drawing no.

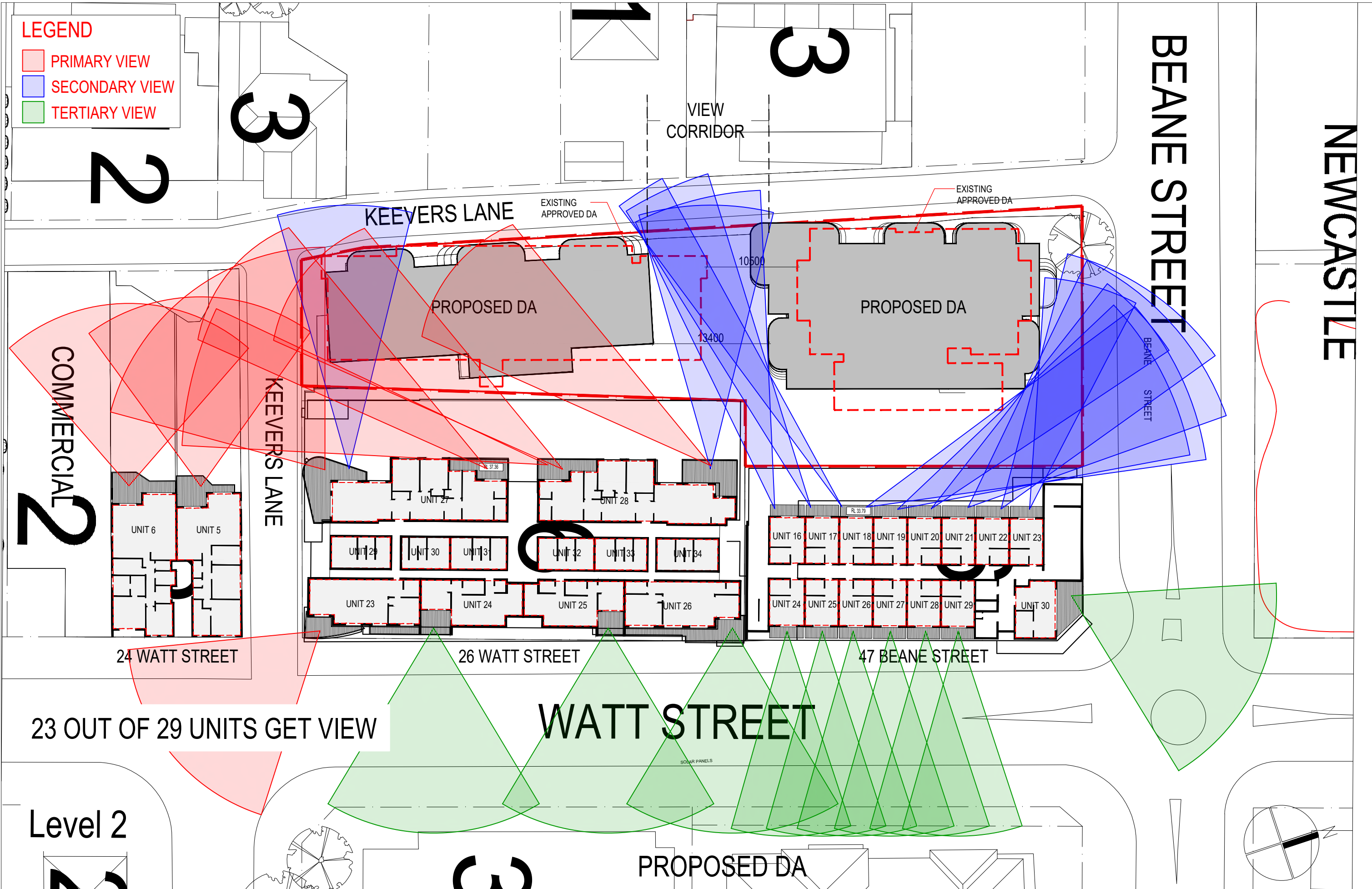
A742

Drawn

YW

Drawing status

DA SUBMISSION



Rev.		Description	By	Date	Disclaimer THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS SURVIVORS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED CARRY THE LATEST AMENDMENT NO. Plot Style TDRS_ARCH_01.dwt	Notes DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL, IF WORK SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES. THESE DOCUMENTS AND ANY WORKS DERIVED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE CLIENT.	Legend	DRAWING LABEL		Client	Architects	Project	Project address	Key plan 	Scale	Date	
A	ISSUE TO CLIENT	ZS	03/2025	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT								1:400 @ A1 & 1:600 @ A3	JUNE 2025				
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025	MING TIAN REAL PROPERTY PTY LTD								43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 2		Project no. 1081 Drawing no. A743	Drawn YW	DA SUBMISSION
C	FINAL PRESENTATION	ZS	27/05/2025														
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025														
E	DA LODGED	YW	08/2025														
F	FINAL SUBMISSION	ZS	27/03/2026														
NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 2																	

- PRIMARY VIEW
- SECONDARY VIEW
- TERTIARY VIEW

BEANE STREET

NEWCASTLE

VIEW
CORRIDOR

KEEVERS LANE

EXISTING —
APPROVED DA

EXISTING
APPROVED DA

PROPOSED DA

PROPOSED DATA

COMMERCIAL

KEEPERS LANE

UNIT 8

UNIT 3

UNIT 2

UNIT

UNIT 4

UNIT

UNIT

UNIT 2



RL 36.8

UNIT

24 WATT STREET

26 WATT STREET

47 BEANE STREET

13 OUT OF 13 UNITS GET VIEW

WATT STREET

Level 3

PROPOSED DATA

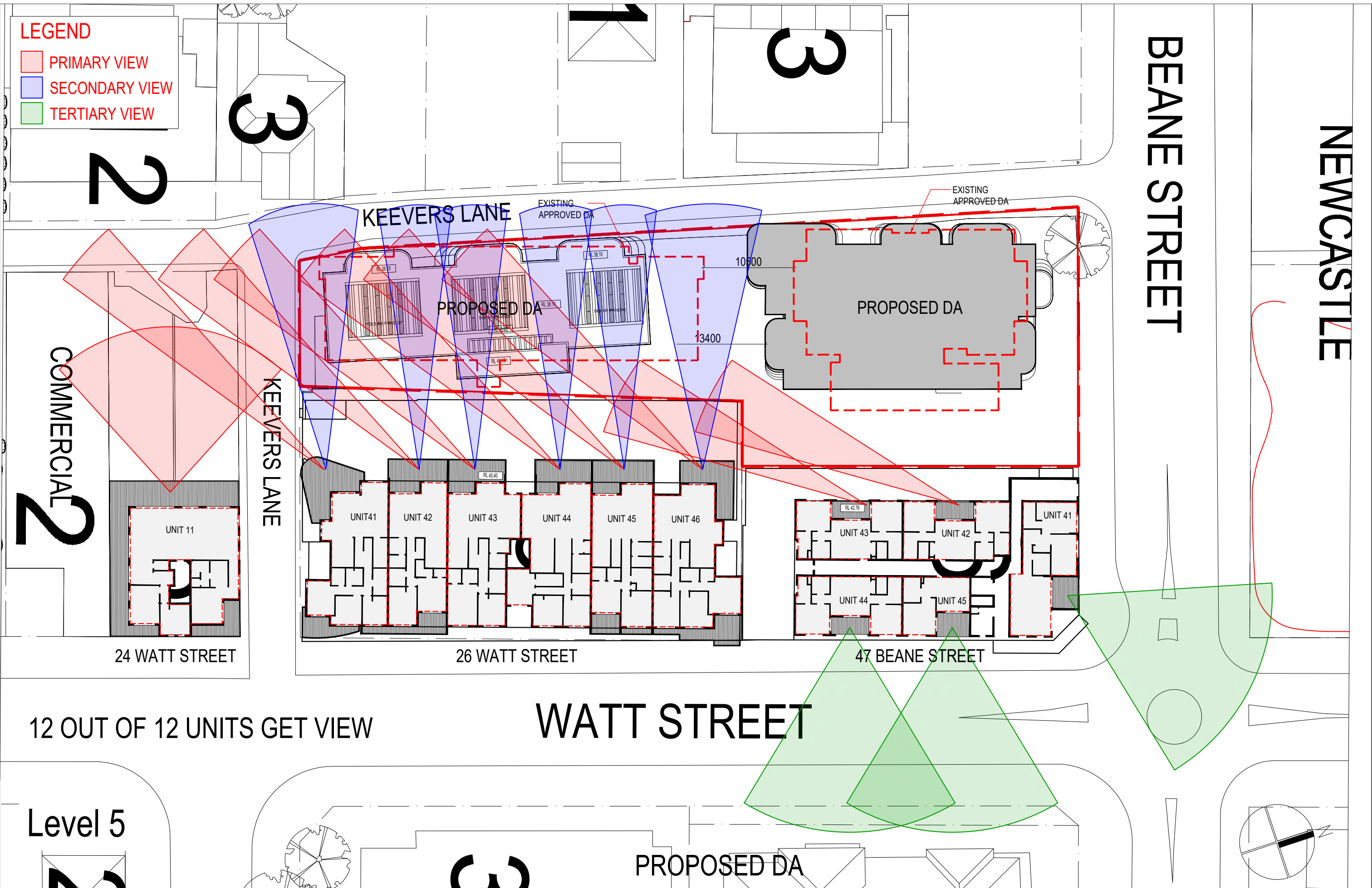
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LEGEND

PRIMARY VIEW

SECONDARY VIEW

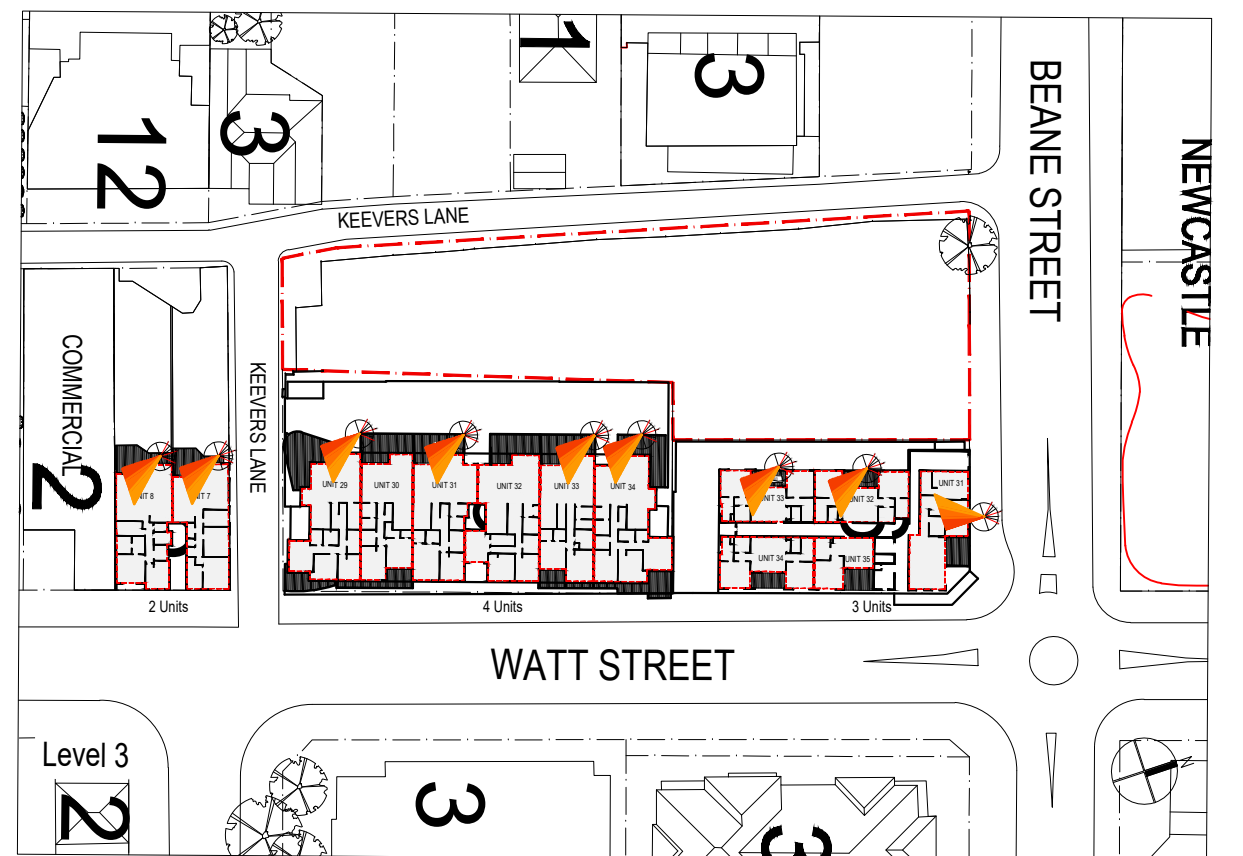
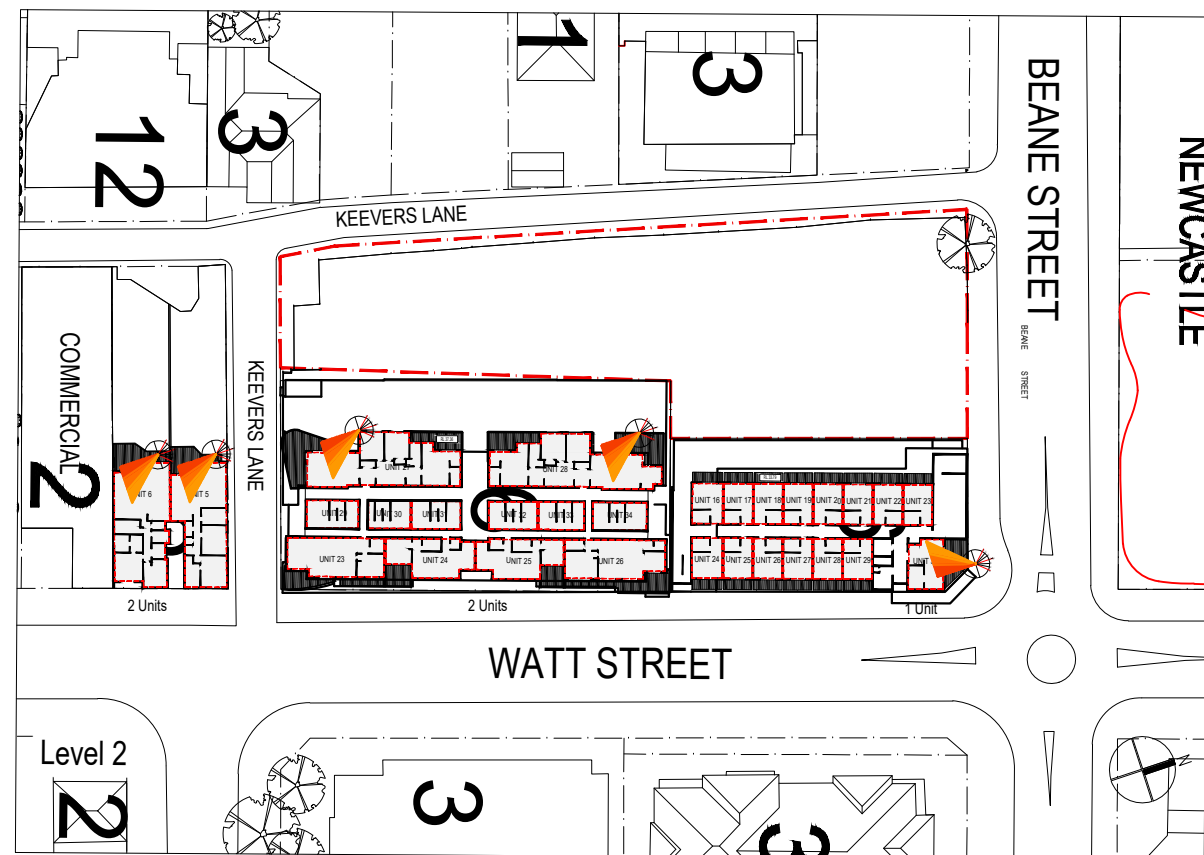
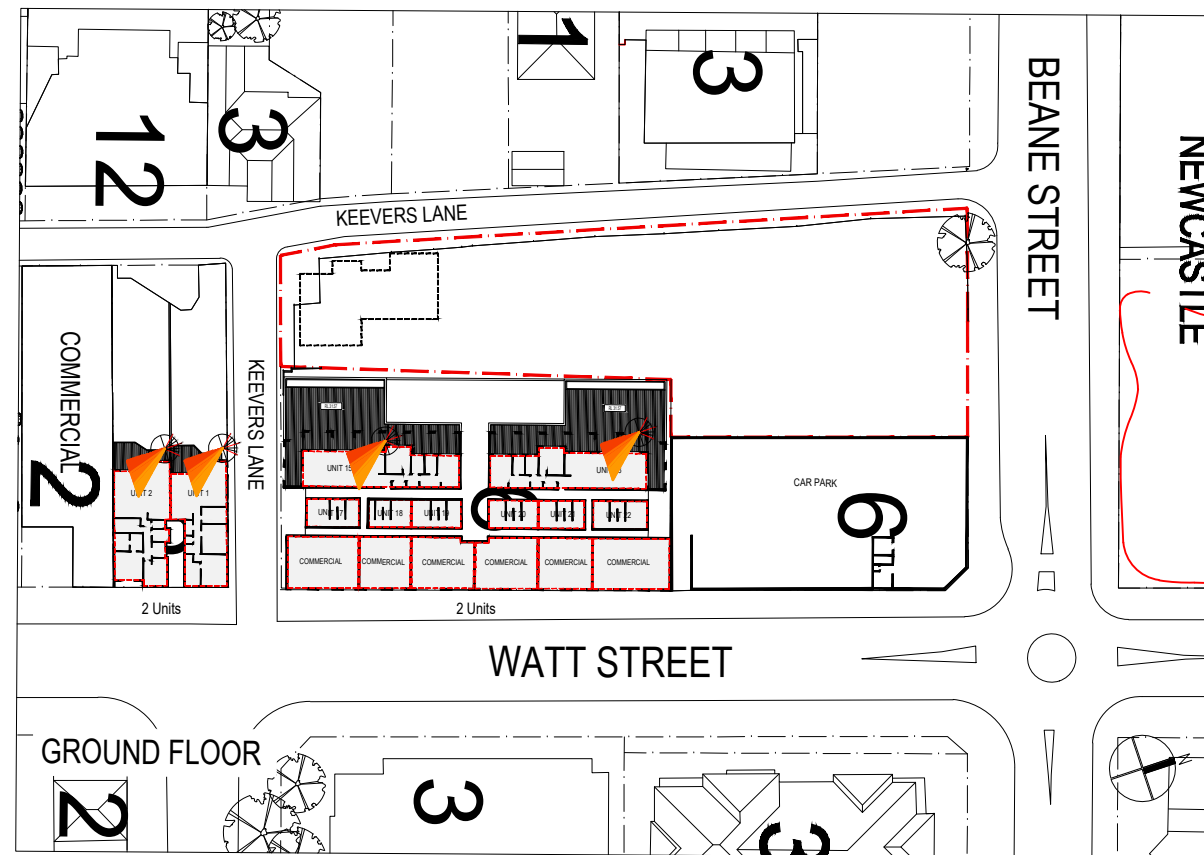
TERTIARY VIEW

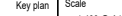


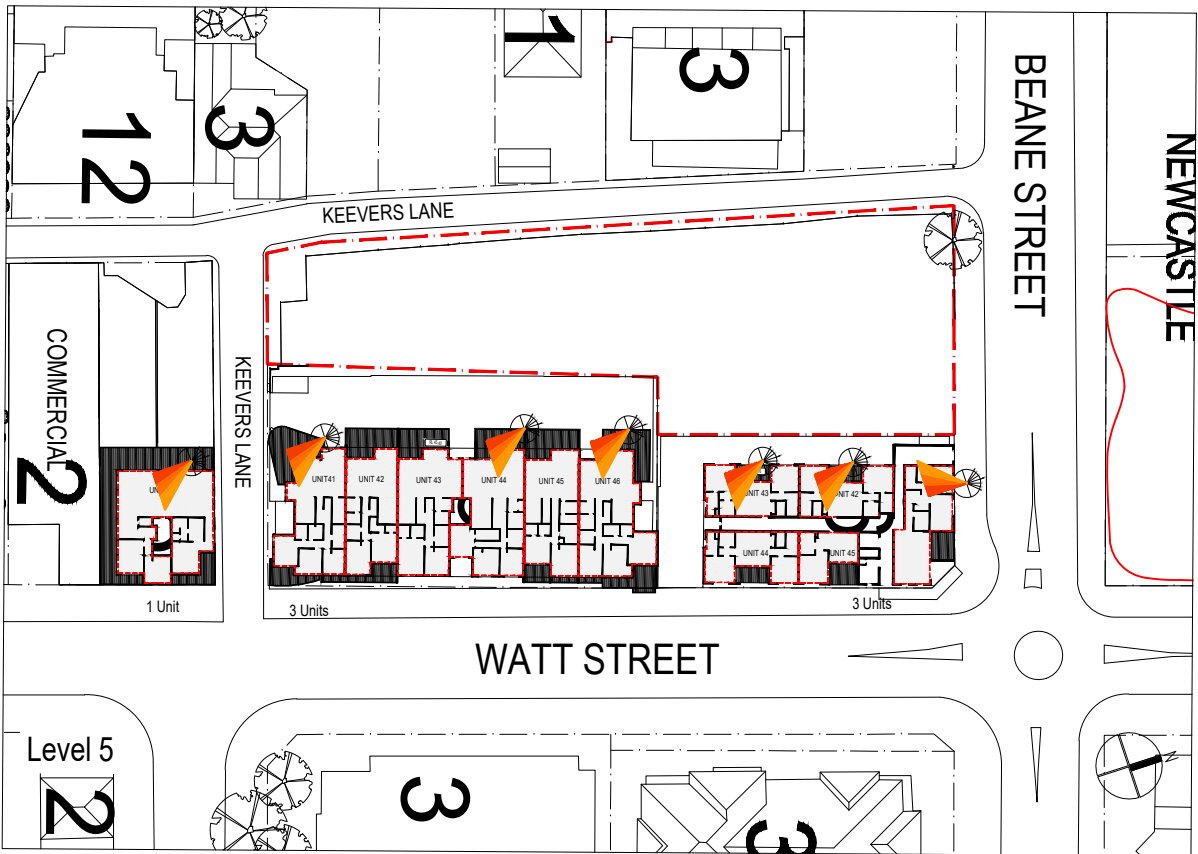
12 OUT OF 12 UNITS GET VIEW

Level 5

Rev.		Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL		Client	Architects	Project	Key plan	Scale	Date			
A		ISSUE TO CLIENT	ZS	03/2025	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF THE DECISION OF THE SURVEYORS, AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS." BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULAR DETAIL, OR WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL. BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FIXTURES	NEIGHBORING BUILDINGS VIEW ANALYSIS - LEVEL 5		MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT		1:400 @ A1 & 1:600 @A3	JUNE 2025			
B		BRIEFING PACK PRESENTATION	ZS	19/05/2025														
C		FINAL PRESENTATION	ZS	27/05/2025														
D		RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025														
E		DA LODGED	YW	08/2025														
F		FINAL SUBMISSION	ZS	27/03/2026	Plot Style			TODAY_PLOT_STYLE.dwg @ C003				Project address		Drawing no. A746				
												43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW		Drawn YW				
														Drawing status DA SUBMISSION				



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B	BRIEFING PACK PRESENTATION	ZS	18/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT BE USED FOR CONSTRUCTION. ANY ISSUE TO CLIENT OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT, AGREEMENT OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OF INDEMNITY BY THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONSULTANTS THAT THE DRAWING IS FINAL, NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWING USED CARRIES THE LATEST AMENDMENT IN							Drawing title	NEIGHBOR BUILDINGS SOLAR ANALYSIS GF - L3
C	FINAL PRESENTATION	ZS	27/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT BE USED FOR CONSTRUCTION. ANY ISSUE TO CLIENT OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT, AGREEMENT OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OF INDEMNITY BY THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONSULTANTS THAT THE DRAWING IS FINAL, NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWING USED CARRIES THE LATEST AMENDMENT IN							Project no. 1081	Drawing no. A747
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT BE USED FOR CONSTRUCTION. ANY ISSUE TO CLIENT OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT, AGREEMENT OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OF INDEMNITY BY THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONSULTANTS THAT THE DRAWING IS FINAL, NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWING USED CARRIES THE LATEST AMENDMENT IN							Drawn: YW	
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F	FINAL SUBMISSION	ZS	27/03/2026	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT BE USED FOR CONSTRUCTION. ANY ISSUE TO CLIENT OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT, AGREEMENT OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OF INDEMNITY BY THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONSULTANTS THAT THE DRAWING IS FINAL, NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWING USED CARRIES THE LATEST AMENDMENT IN								



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B	BRIEFING PACK PRESENTATION	ZS	19/06/2025								Scale 1:400 @ A1 & 1:600 @A3
C	FINAL PRESENTATION	ZS	27/05/2025								Date: JUNE 2025
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	05/2025								Drawing title NEIGHBOR BUILDINGS SOLAR ANALYSIS GF - L3
E	DALODGED	YW	08/2025								Project no: 1081 Drawing no: A749
F	FINAL SUBMISSION	ZS	27/03/2026								Drawn YW
				Plot Style	IF THIS DOCUMENT HAS BEEN MODIFIED SINCE A PRESET OF THESE DOCUMENTS WAS RE-SUBMITTED TO THE COMPETITION BOARD, IT IS THE RESPONSIBILITY OF THE SUBMITTER TO INDICATE THIS BY A NOTE ON THE COVER SHEET.						Drawing status DA SUBMISSION

[illegible]

Architectural rendering of the exterior of 'The Commons' building. The structure is a multi-story modern building with a light-colored, grid-like facade. It features large windows and a prominent horizontal band of windows on the upper floors. The building is set against a plain, light-colored background.

A photograph of a modern building facade. The building features a grid of windows and a dark base. The facade is composed of light-colored panels and dark window frames. The building is set against a plain, light-colored background.

An aerial photograph of a city block in Seattle, Washington. The image shows several streets: 24 Watt Street on the left, 26 Watt Street in the center, and 47 Beane Street on the right. A specific area, bounded by a red dashed line, is labeled 'SITE'. This area is located at the intersection of 26 Watt Street and 47 Beane Street. The surrounding area includes various buildings, some with flat roofs and others with more complex structures. The overall scene is captured from a high angle, providing a clear view of the urban layout and the designated site.

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B	BRIEFING PACK PRESENTATION	ZS	18/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF ANY ANALYSIS OR CALCULATION. THE ARCHITECT DOES NOT GUARANTEE THE RESULTS OF ANY ANALYSIS OR CALCULATION. THE ARCHITECT DOES NOT GUARANTEE THE RESULTS OF ANY ANALYSIS OR CALCULATION.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF ANY ANALYSIS OR CALCULATION. THE ARCHITECT DOES NOT GUARANTEE THE RESULTS OF ANY ANALYSIS OR CALCULATION. THE ARCHITECT DOES NOT GUARANTEE THE RESULTS OF ANY ANALYSIS OR CALCULATION.						
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E	DA LOGGED	YW	08/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF ANY ANALYSIS OR CALCULATION. THE ARCHITECT DOES NOT GUARANTEE THE RESULTS OF ANY ANALYSIS OR CALCULATION. THE ARCHITECT DOES NOT GUARANTEE THE RESULTS OF ANY ANALYSIS OR CALCULATION.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE RESULTS OF ANY ANALYSIS OR CALCULATION. THE ARCHITECT DOES NOT GUARANTEE THE RESULTS OF ANY ANALYSIS OR CALCULATION. THE ARCHITECT DOES NOT GUARANTEE THE RESULTS OF ANY ANALYSIS OR CALCULATION.						
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A photograph of a modern, multi-story building with a white facade and large windows, identified as the 'Building' in the caption. The building features a grid-like structure with numerous rectangular windows and balconies. The facade is composed of light-colored panels, and the overall design is minimalist and functional. The building is set against a plain, light-colored background.

A photograph of a modern building facade. The upper portion features a grid of windows, some of which are partially obscured by white panels. Below this grid is a solid white horizontal band. The building is set against a plain, light-colored background.

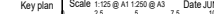
An aerial view of a city block with buildings rendered in white and blue. A red dashed line outlines a specific lot. The lot is labeled "SITE" in large black letters. The lot is bounded by 24 Watt Street to the west, 26 Watt Street to the east, and 47 Beane Street to the south. The lot is situated between 24 Watt Street and 26 Watt Street, and between 47 Beane Street and the street to the north.

24 Watt Street

26 Watt Street

47 Beane Street

SITE

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B	BRIEFING PACK PRESENTATION	ZS	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/06/2025								
E	DA LOGGED	YWH	08/06/2025								
F	FINAL SUBMISSION	ZS	27/03/2026								

This architectural rendering shows a modern building facade. The structure features a prominent white base and a grid of windows with dark frames. The design is characterized by clean lines and a minimalist aesthetic, typical of contemporary architectural styles.

A detailed architectural rendering of a modern building facade. The structure features a prominent horizontal band of large, dark-framed windows and glass panels, creating a strong visual rhythm. Above this band, the facade is composed of a grid of smaller, lighter-colored rectangular panels, some of which are recessed, adding depth to the design. The building is set against a plain, light background, emphasizing its geometric forms and material contrasts.

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B	BRIEFING PACK PRESENTATION	ZS	19/05/2025								
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E	DA LOGGED	YWH	08/09/2025								
F	FINAL SUBMISSION	ZS	27/03/2026								

The image shows a 3D architectural rendering of a building facade. The facade is composed of several vertical sections. The central section has three columns of windows. The leftmost section has a single column of windows. The rightmost section has a single column of windows. Red circles with numbers are placed over the windows to indicate the locations of the study. The numbers are as follows:

Row	Column 1 (Left)	Column 2	Column 3	Column 4	Column 5	Column 6 (Right)
Top Row		2			2	
Second Row		2			2	
Third Row		2			2	
Fourth Row	1	1	1	1	1	1
Fifth Row	1	1	1	1	1	1

An architectural rendering of a modern building facade. The building features a grid of windows. Eight windows are highlighted with red circles: three in the upper section and five in the lower section. The building is set against a light gray background, and a solid black horizontal bar is at the bottom.

Architectural elevation of a modern building facade. The building features a grid of windows and balconies. Seven red circles are overlaid on the facade, highlighting specific window units: three in the second row from the top and four in the third row. The building is set against a plain grey background, with a dark grey base and a white horizontal band below the facade.

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	13/03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE USER OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE DESIGNER, MUST BE AWARE THAT THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF INDEMNITY OF THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONSULTANTS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTIAL CUTS OF BORDERS SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR WORK GENERAL PURPOSES.		47 BEANE STREET ELEVATIONAL SHADOW STUDY-2:00 PM	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/06/2025								
E	DA LOGGED	YWH	08/06/2025								
F	FINAL SUBMISSION	ZS	27/03/2026								

An aerial photograph showing the project site, which is a rectangular lot outlined in red. The lot is labeled "SITE" in large black letters. It is situated on the corner of Watt Street and Beane Street. The lot numbers "24 Watt Street", "26 Watt Street", and "47 Beane Street" are visible on the surrounding blocks. The surrounding area includes various buildings and streets.

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	13/03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE USER OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE DESIGNER, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND PERMITS FROM THE RELEVANT AUTHORITIES. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF WARRANTY BY THE DESIGNER OR ITS SUBSIDIARIES, AGENTS OR CONSULTANTS. THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTIAL CUTS OF WORKS SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR WORK GENERAL PURPOSES.		47 BEANE STREET ELEVATIONAL SHADOW STUDY-3:00 PM	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/06/2025								
E	DA LOGGED	YWH	08/06/2025								
F	FINAL SUBMISSION	ZS	27/03/2026								
				Plot Style							

Architectural rendering of the exterior of 'The Commons' building. The image shows a long, multi-story structure with a grid of windows. A prominent white section is visible on the right side of the building. The rendering is presented in a minimalist style with a light gray background.

Theaterhaus

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE COMPLETION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING DETAILS TO A SMALLER SCALE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES.		26 WATT STREET ELEVATIONAL SHADOW STUDY-10:00 AM	MING TIAN REAL PROPERTY PTY LTD	born ptnrs	BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	18/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE COMPLETION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING DETAILS TO A SMALLER SCALE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES.						
C	FINAL PRESENTATION	ZS	27/05/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE COMPLETION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING DETAILS TO A SMALLER SCALE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES.						
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE COMPLETION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING DETAILS TO A SMALLER SCALE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES.						
E	DA LODGED	YW	08/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE COMPLETION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING DETAILS TO A SMALLER SCALE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES.						
F	FINAL SUBMISSION	ZS	27/03/2026	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THE COMPLETION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING DETAILS TO A SMALLER SCALE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER SERVICES OR TO ANY OTHER PARTIES.						



24 Watt Street

26 Watt Street

47 Beane Street

SITE

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	13/03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES.		26 WATT STREET ELEVATIONAL SHADOW STUDY-11:00 AM	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/06/2025								
E	DA LOGGED	YWH	08/06/2025								
F	FINAL SUBMISSION	ZS	27/03/2026								

An aerial photograph of a city block. A specific lot is outlined with a red dashed line and labeled "SITE". This lot is situated between 26 Watt Street to the west and 47 Beane Street to the east. To the south of the site lot is 24 Watt Street. The surrounding area includes other buildings and streets, with shadows indicating a sun position from the upper left.

24 Watt Street

26 Watt Street

47 Beane Street

SITE

24 Watt Street

26 Watt Street

47 Beane Street

SITE

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Project address	Key plan
A	ISSUE TO CLIENT	ZS	03/03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT BE TAKEN AS FINAL. ANY CHANGES OR MODIFICATIONS TO THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL, SELECTION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OF WARRANTY BY THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONSULTANTS THAT THE DRAWINGS ARE IN ACCORDANCE WITH THESE DRAWINGS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING THE GENERAL LAYOUT OF WORKS SHALL TAKE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES.		26 WATT STREET ELEVATIONAL SHADOW STUDY-12:00 AM	MING TIAN REAL PROPERTY PTY LTD	 banyan ptmrs Pty Ltd 10/4-11/4 12/4-13/4 14/4-15/4 16/4-17/4 18/4-19/4 20/4-21/4 22/4-23/4 24/4-25/4 26/4-27/4 28/4-29/4 30/4-31/4 32/4-33/4 34/4-35/4 36/4-37/4 38/4-39/4 40/4-41/4 42/4-43/4 44/4-45/4 46/4-47/4 48/4-49/4 50/4-51/4 52/4-53/4 54/4-55/4 56/4-57/4 58/4-59/4 60/4-61/4 62/4-63/4 64/4-65/4 66/4-67/4 68/4-69/4 70/4-71/4 72/4-73/4 74/4-75/4 76/4-77/4 78/4-79/4 80/4-81/4 82/4-83/4 84/4-85/4 86/4-87/4 88/4-89/4 90/4-91/4 92/4-93/4 94/4-95/4 96/4-97/4 98/4-99/4 100/4-101/4 102/4-103/4 104/4-105/4 106/4-107/4 108/4-109/4 110/4-111/4 112/4-113/4 114/4-115/4 116/4-117/4 118/4-119/4 120/4-121/4 122/4-123/4 124/4-125/4 126/4-127/4 128/4-129/4 130/4-131/4 132/4-133/4 134/4-135/4 136/4-137/4 138/4-139/4 140/4-141/4 142/4-143/4 144/4-145/4 146/4-147/4 148/4-149/4 150/4-151/4 152/4-153/4 154/4-155/4 156/4-157/4 158/4-159/4 160/4-161/4 162/4-163/4 164/4-165/4 166/4-167/4 168/4-169/4 170/4-171/4 172/4-173/4 174/4-175/4 176/4-177/4 178/4-179/4 180/4-181/4 182/4-183/4 184/4-185/4 186/4-187/4 188/4-189/4 190/4-191/4 192/4-193/4 194/4-195/4 196/4-197/4 198/4-199/4 200/4-201/4 202/4-203/4 204/4-205/4 206/4-207/4 208/4-209/4 210/4-211/4 212/4-213/4 214/4-215/4 216/4-217/4 218/4-219/4 220/4-221/4 222/4-223/4 224/4-225/4 226/4-227/4 228/4-229/4 230/4-231/4 232/4-233/4 234/4-235/4 236/4-237/4 238/4-239/4 240/4-241/4 242/4-243/4 244/4-245/4 246/4-247/4 248/4-249/4 250/4-251/4 252/4-253/4 254/4-255/4 256/4-257/4 258/4-259/4 260/4-261/4 262/4-263/4 264/4-265/4 266/4-267/4 268/4-269/4 270/4-271/4 272/4-273/4 274/4-275/4 276/4-277/4 278/4-279/4 280/4-281/4 282/4-283/4 284/4-285/4 286/4-287/4 288/4-289/4 290/4-291/4 292/4-293/4 294/4-295/4 296/4-297/4 298/4-299/4 300/4-301/4 302/4-303/4 304/4-305/4 306/4-307/4 308/4-309/4 310/4-311/4 312/4-313/4 314/4-315/4 316/4-317/4 318/4-319/4 320/4-321/4 322/4-323/4 324/4-325/4 326/4-327/4 328/4-329/4 330/4-331/4 332/4-333/4 334/4-335/4 336/4-337/4 338/4-339/4 340/4-341/4 342/4-343/4 344/4-345/4 346/4-347/4 348/4-349/4 350/4-351/4 352/4-353/4 354/4-355/4 356/4-357/4 358/4-359/4 360/4-361/4 362/4-363/4 364/4-365/4 366/4-367/4 368/4-369/4 370/4-371/4 372/4-373/4 374/4-375/4 376/4-377/4 378/4-379/4 380/4-381/4 382/4-383/4 384/4-385/4 386/4-387/4 388/4-389/4 390/4-391/4 392/4-393/4 394/4-395/4 396/4-397/4 398/4-399/4 400/4-401/4 402/4-403/4 404/4-405/4 406/4-407/4 408/4-409/4 410/4-411/4 412/4-413/4 414/4-415/4 416/4-417/4 418/4-419/4 420/4-421/4 422/4-423/4 424/4-425/4 426/4-427/4 428/4-429/4 430/4-431/4 432/4-433/4 434/4-435/4 436/4-437/4 438/4-439/4 440/4-441/4 442/4-443/4 444/4-445/4 446/4-447/4 448/4-449/4 450/4-451/4 452/4-453/4 454/4-455/4 456/4-457/4 458/4-459/4 460/4-461/4 462/4-463/4 464/4-465/4 466/4-467/4 468/4-469/4 470/4-471/4 472/4-473/4 474/4-475/4 476/4-477/4 478/4-479/4 480/4-481/4 482/4-483/4 484/4-485/4 			

[illegible]

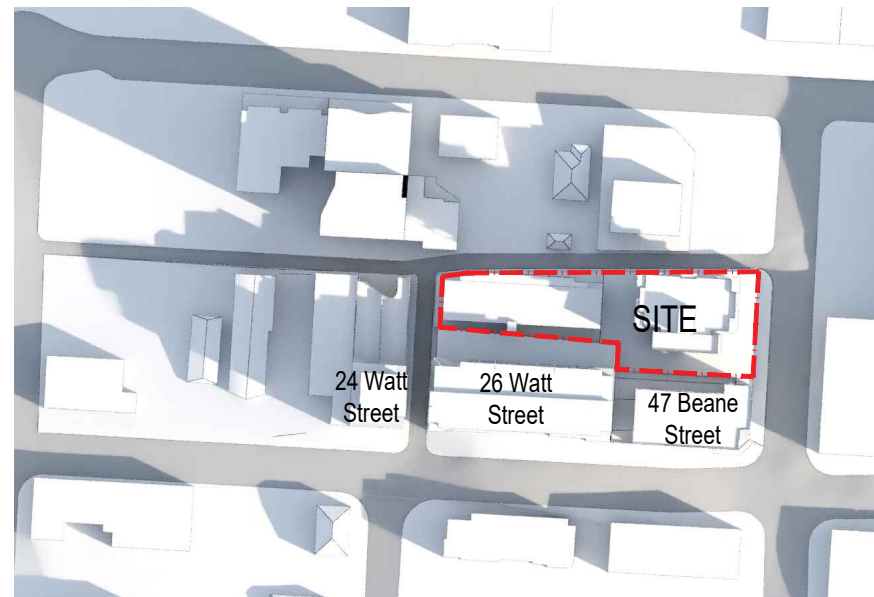
[illegible]

A minimalist architectural rendering of a modern multi-story building. The structure features a grid of windows and balconies, with a light gray facade and dark window frames. The building is set against a plain, light gray background, with a white base and a small, dark, angular structure in the foreground.

A minimalist architectural rendering of a modern building. The structure is composed of a grid of light blue rectangular panels, some of which are replaced by dark-framed windows and balconies with glass railings. The building is set against a plain, light gray background, with a large, light gray rectangular block in the foreground, suggesting a courtyard or plaza area. The overall aesthetic is clean and geometric.

This architectural rendering shows a modern building facade with a grid of windows and balconies. Six red circles are overlaid on the left side of the building, highlighting specific windows. The building is set against a plain, light-colored background, and the foreground shows a dark, flat surface.

24 WATT STREET - 9:00 AM



Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	13/03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE DESIGNER, THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS BEHAVIOUR, AGENTS OR CONDUCTORS THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	THESE DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING AN OVERALL LAYOUT OF WORKS SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR WORK GENERAL PURPOSES.		24 WATT STREET ELEVATIONAL SHADOW STUDY-9:00 AM	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/06/2025								
E	DA LOGGED	YWH	08/06/2025								
F	FINAL SUBMISSION	ZS	27/03/2026								

Architectural rendering of a modern building facade. The structure features a grid of windows and balconies, with a prominent white section on the right side. The building is set against a light gray background, and a large, light gray rectangular volume is visible in the foreground.

A minimalist architectural rendering of a modern building facade. The structure is composed of light blue-grey panels. The upper portion features a grid of windows and balconies, with some balconies having dark railings. A large, white, triangular cutout is visible in the lower-middle section of the facade. The building is set against a plain, light grey background.

A minimalist architectural rendering of a modern building facade. The structure is composed of a grid of windows and balconies, rendered in a light blue-gray color. The building is set against a plain, light gray background. The facade features a series of rectangular windows and balconies, creating a rhythmic pattern. The balconies are enclosed with glass railings. The building is positioned on a dark, flat surface, and a large, light gray rectangular block is visible in the foreground, partially obscuring the base of the building. The overall aesthetic is clean and modern, emphasizing geometric forms and a monochromatic color palette.

24 Watt Street

26 Watt Street

47 Beane Street

SITE

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PURPOSES OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR LICENSING PARTIES. THE DRAWINGS ARE IN ACCORDANCE WITH THE PROPOSED DEVELOPMENT. THE DRAWINGS ARE IN ACCORDANCE WITH THE PROPOSED DEVELOPMENT.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING THE DEVELOPMENT OF THE PROPOSED DEVELOPMENT. THE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING THE DEVELOPMENT OF THE PROPOSED DEVELOPMENT. THE DRAWINGS ARE MADE TO A LARGER SCALE AND THOSE SHOWING THE DEVELOPMENT OF THE PROPOSED DEVELOPMENT.		24 WATT STREET ELEVATIONAL SHADOW STUDY-10:00 AM	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025								
E	DALODGED	YMW	08/2025								
F	FINAL SUBMISSION	ZS	27/03/2026								
				Plot Style							

A detailed architectural rendering of a modern building facade. The structure features a prominent grid of windows and balconies, with a mix of dark and light tones. The building is set against a plain, light-colored background, and the foreground shows a flat, light-colored surface.

A modern, multi-story building with a grid-like facade and balconies, set against a light background. The building features a series of balconies and large windows, with a prominent vertical section on the right side. The overall design is minimalist and geometric.

A minimalist architectural rendering of a modern building. The structure features a light gray, grid-like facade with large, dark-framed windows and balconies. The building is composed of several interconnected volumes, including a tall central section and a lower, wider base. The design is characterized by clean lines and a monochromatic color palette of grays and whites. The building is set against a plain, light gray background, with soft shadows indicating a light source from the upper left.

An aerial photograph of a city block. A red dashed rectangle highlights a specific lot. The lot is labeled "SITE". The surrounding streets are labeled: "24 Watt Street" to the west, "26 Watt Street" to the south, and "47 Beane Street" to the east. The image shows building footprints and shadows, indicating a 3D perspective.

An aerial photograph of a city block. A red dashed line outlines a specific area on the east side of Watt Street, between 26 Watt Street and 47 Beane Street. This area is labeled 'SITE'. The surrounding streets are labeled '24 Watt Street', '26 Watt Street', and '47 Beane Street'. The image shows building footprints, shadows, and the street layout.

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE CLIENT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS DESIGNER. ANY AND ALL CHANGES TO THE DRAWINGS ARE TO BE MADE BY THE DEVELOPER AND ITS DESIGNER. THE DRAWINGS ARE TO BE USED IN ACCORDANCE WITH THE DISCLAIMER.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING THE DEVELOPMENT OF THE PROPOSED DEVELOPMENT. THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF THE DEVELOPER OR ITS DESIGNER. ANY AND ALL CHANGES TO THE DRAWINGS ARE TO BE MADE BY THE DEVELOPER AND ITS DESIGNER. THE DRAWINGS ARE TO BE USED IN ACCORDANCE WITH THE DISCLAIMER.		24 WATT STREET ELEVATIONAL SHADOW STUDY-11:00 AM	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/2025								
E	DALODGED	YMW	08/2025								
F	FINAL SUBMISSION	ZS	27/03/2026								
				Plot Style							

This architectural elevation shows a modern building facade with a grid of windows. Red circles are placed around the windows in the upper section of the building, specifically in the top two rows of the central and right-hand portions of the facade. The building has a white base and a grey upper section. The background is a light grey wall.

An architectural rendering of a modern building facade. The building features a grid of windows and balconies. Red circles are drawn around specific windows on the upper floors, likely indicating areas of interest or damage. The building is white with dark window frames and balconies. The background is a plain, light gray.

24 Watt Street

26 Watt Street

47 Beane Street

SITE

[illegible]

A 3D architectural rendering of a building facade. The building is a multi-story structure with a white upper section and a grey lower section. The upper section has a grid of windows. Red circles with the number '2' are placed over specific windows: the top-left window of the upper section, and a vertical column of six windows in the middle section. The building is set against a plain grey background.

A 3D architectural rendering of a modern building facade. The building is white with a grid-like structure of windows and balconies. Red circles with the number '2' are placed on the facade to indicate sensor locations. There are 12 such circles: two in the top row, and two in each of the five rows below. The building is set against a plain grey background.

A 3D architectural rendering of a building facade. The building is a multi-story structure with a white upper section and a grey lower section. The upper section has a grid of windows and balconies. Red circles with the number '2' are placed on the facade to indicate sensor locations. There are 12 such circles: one on the top left balcony, two on the second floor (left and middle), two on the third floor (left and middle), two on the fourth floor (left and middle), two on the fifth floor (left and middle), and two on the sixth floor (left and middle). The building is set against a plain grey background.

24 Watt Street

26 Watt Street

47 Beane Street

SITE

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	13/03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT TO BE USED FOR CONSTRUCTION. THE USER OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE DESIGNER, MUST BE AWARE THAT THE DRAWINGS DO NOT CONSTITUTE A REPRESENTATION OF REALITY OR OF THE BEHAVIOUR, ACTIONS OR CONSEQUENCES THAT THE DRAWINGS ARE FINAL NOR THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTIAL CUTS OF WORKS SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR WORK GENERAL PURPOSES.		24 WATT STREET ELEVATIONAL SHADOW STUDY-2:00 PM	MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/2025								
C	FINAL PRESENTATION	ZS	27/05/2025								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/06/2025								
E	DA LOGGED	YWH	08/06/2025								
F	FINAL SUBMISSION	ZS	27/03/2026								

A 3D architectural rendering of a modern building facade. The building is white with dark window frames and balconies. A series of green circles are overlaid on the facade, highlighting specific windows. The circles are arranged in two vertical columns: the left column has six circles on the second through seventh floors, and the right column has five circles on the second through sixth floors. Each circle contains a small, illegible text label. The building is set against a plain grey background, with a dark grey base and some architectural elements in the foreground.

An aerial photograph showing the project site, which is a rectangular lot outlined in red. The lot is labeled "SITE" in large black letters. It is situated on the corner of Watt Street and Beane Street. The lot numbers "24 Watt Street", "26 Watt Street", and "47 Beane Street" are visible on the surrounding properties. The surrounding area includes other buildings and streets.

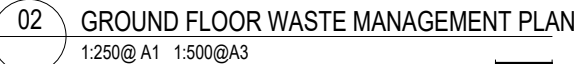
24 Watt Street

26 Watt Street

47 Beane Street

SITE

Rev.	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project
A	ISSUE TO CLIENT	ZS	13/03/2025	THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE NOT BE TAKEN AS A BASIS FOR ANY DECISION OR ACTION. THE DEVELOPER, DESIGNER AND CONSULTANTS SHALL BE RESPONSIBLE FOR THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL AUTHORITY ON CONSENTS THAT THE DRAWINGS ARE A REPRESENTATION OF INTENT ONLY. THE DEVELOPER OR ITS BENEFICIAL OWNERS OR CONTRACTORS THAT THE DRAWINGS ARE FINAL AND THAT THE PROPOSED DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS.	WHERE ANY DISCREPANCY EXISTS BETWEEN PLANNED AND SCALED DIMENSIONS THE PLANNED DIMENSIONS SHALL PREVAIL. BEFORE CARRYING OUT ANY WORK ENSURE THAT THE DRAWINGS USED GIVE THE LATEST AMENDMENT NO.		24 WATT STREET ELEVATIONAL SHADOW STUDY-3:00 PM	MING TIAN REAL PROPERTY PTY LTD	bonyon ptnrs	
B	BRIEFING PACK PRESENTATION	ZS	19/06/2025							BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT
C	FINAL PRESENTATION	ZS	27/05/2025							Project address 43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/08/2025							
E	DA LOGGED	YW	08/08/2025							
F	FINAL SUBMISSION	ZS	27/03/2026	Pilot Style	*NEED DOCUMENTS FOR NEW WORKS ELEVATED AT LEAST OF 1.5M COORDINATE SHALL BE SUBJECT TO COPYRIGHT NOTICE AND FURTHER WORKS FOR FUTURE USE					



Rev	Description	By	Date	Disclaimer	Notes	Legend	DRAWING LABEL	Client	Architects	Project	Key plan
A	ISSUE TO CLIENT	ZS	03/03/25	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE DRAFTED BY MEANS WHISTLY INTENDING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH THE LOCAL COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE ENGINEER OF ITS ACCURACY, SCOPE OR COMPLETENESS NOR THAT THE DRAWINGS ARE CORRECT. SUBMISSION OF THE DRAWINGS SHALL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS."	WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURES AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.			MING TIAN REAL PROPERTY PTY LTD		BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT	
B	BRIEFING PACK PRESENTATION	ZS	19/05/25								
C	PANEL PRESENTATION	ZS	27/05/25								
D	RESPONSE TO DESIGN ADVISORY PANEL COMMENTS	ZS	06/02/25								
E	DA LODGED	YW	08/02/25								
F	FINAL SUBMISSION	ZS	27/03/2025	Plot Style Created by: JG-CMS	"THESE DOCUMENTS HAVE BEEN ELECTED AS A RESULT OF A BIDDING PROCESS AND WILL BE SUBJECT TO THE COPYRIGHT OWNERSHIP OF THE PROJECT'S CONTRACTOR."						

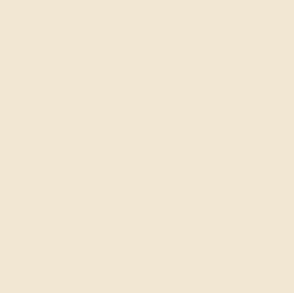
This architectural rendering shows a tall, modern residential building with a distinctive yellow facade and balconies. The building is set against a blue sky with scattered clouds. In the foreground, there is a green lawn and a paved area. To the left, a curved glass structure is visible. To the right, there are trees and other buildings in the background. The building is marked with numbered callouts: 5, 6, 7, 9, and 10, indicating specific areas of interest.

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| Rev | Description | By | Date | Disclaimer | Notes | Legend | DRAWING LABEL | Client | Architects | Project | Key plan |
| A | ISSUE TO CLIENT | ZS | 03/03/25 | THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO THE NEED OF IMPROVEMENT DURING THE COURSE OF THE PROPOSED DESIGN AND IN CONSULTATION WITH CONSULTING ENGINEERS OF THE DRAWING DOES NOT CONSTITUTE A REPRESENTATION OF WARRANTY BY THE DEVELOPER OR ITS SUBSIDIARIES, AGENTS OR CONSULTANTS THAT THE DRAWING IS ACCURATE, COMPLETE OR CORRECT. THE DEVELOPMENT WILL TAKE PLACE IN ACCORDANCE WITH THESE DRAWINGS. | DRAWINGS MADE TO A LARGER SCALE AND THOSE SHOWING PARTICULARS OF WORK SHALL HAVE PRECEDENCE OVER DRAWINGS MADE TO A SMALLER SCALE AND FOR MORE GENERAL PURPOSES. | | | MING TIAN REAL PROPERTY PTY LTD |  | BEANE STREET & KEEVER LANE HOUSING DEVELOPMENT

Project address
43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD, 2163 NSW |  |
| B | BRIEFING PACK PRESENTATION | ZS | 19/05/25 | | | | | | | | |
| C | FINAL PRESENTATION | ZS | 27/05/25 | | | | | | | | |
| D | RESPONSE TO DESIGN ADVISORY PANEL COMMENTS | ZS | 06/05/25 | | | | | | | | |
| E | DA LOGGED | YW | 08/05/25 | | | | | | | | |
| F | FINAL SUBMISSION | ZS | 27/03/26 | Plot Style
Total area: 94.48-0.00m ² | THESE DOCUMENTS ARE NOT INTENDED FOR ALL ASPECTS OF THE DEVELOPMENT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN. | © | | | | | |